

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0455/FULL 02.12.2015	Archiception Limited Miss N Esfahani C/o Asbri Planning Limited Mr S Williams Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Construct a ground-mounted solar PV generation project and associated works Darran Farm Argoed Blackwood

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Darren Farm, Argoed, Blackwood, NP12 OHX. The site is located within the open countryside with no specific land use allocation, to the east of the settlement of Argoed and to the north of the settlements of Oakdale and Croespenmaen. The site is currently used as agricultural land for grazing purposes and is situated within wider agricultural field parcels.

Site description: The application site extends over an area of 3.8 hectares and encompasses a gently sloping gradient with a south facing aspect, rising approximately 40 metres from its southern boundary to the northernmost point. There are no buildings or structures within the application site. The northern, western and southern site boundaries are demarcated by mature field boundary hedgerows, with intermittent mature broadleaved trees growing within their line which acts as an efficient screen to the current field, and consequently the proposed development.

Only one public right of way (FP26 in the community of Mynyddislwyn) runs parallel to and just within the western site boundary along its whole length, between the gateway into the site at its northern extremity on Manmoel Road and the southern site boundary, beyond which this footpath connects to the east-west public footpath running westwards from Manmoel Road.

Access into the site is currently achieved via Manmoel Road, an unclassified public road which provides a link between Cwm (4km to the north) and the B4251, via Lon Gellideg and runs alongside the application site's northern boundary. An existing access point into the agricultural field is currently situated at the far north-western corner of the site and comprises a metal field gate, set slightly back from the Manmoel Road and is bounded by mature trees on both sides.

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Development: Full planning permission is sought in respect of the construction of a ground-mounted solar PV generation project and associated works. The proposal would have an operational lifespan of twenty five years. The development will include one substation, one transformer and the erection of a security fence.

The development comprises the construction of PV panels laid out in arrays of rows running from west to east over two different development areas within the wider site area. Each array will be mounted on a simple metal framework; the height of any installation will be limited to 2.5m above ground level. The framework will be driven into the soil, removing the need for deep foundations or piling. The solar panels will be installed at approximately 25 degrees to the horizontal. The development will require the installation of a substation and one transformer/inverter cabinet. Connection to the National Grid will be taken from the perimeter of the site boundary and undertaken by Statutory Undertakers under their permitted development rights. The precise details of the route of the grid connection are not yet known and will be subject of consultation with the national grid organisation themselves. In this respect a grid connection offer letter from Western Power distribution has been provided by the applicant together with an indicative plan which provides an indication of the route of the grid connection onto Manmoel Road. The route of the grid connection is contained wholly within the ownership of the owner of Darren Farm until it meets the adopted highway. At that point it runs south along Manmoel road to a point where connection with the grid can be made. The route avoids any trees or hedgerows.

A temporary construction compound for the development will be positioned within the application site, immediately adjacent to the site access.

The application is supported by a Design and Access Statement, a Landscape and Visual Impact Assessment, an Extended Phase 1 Habitat Survey, and a Construction Stage Assessment, An Archaeological Assessment, Landscape Planting Plan, Landscape Management Plan, Tree Constraints and Tree Survey Report, and a Cumulative Landscape and Visual Impact Assessment.

An Environmental Impact Assessment (EIA) Screening Opinion, reference EIASCR/14/0004 has previously been requested. The LPA has confirmed that an EIA was not required.

Dimensions: The site area is 3.8 hectares and the proposal would provide an output of approximately 2.6 megawatts (MW), which equates to powering a total of 2000 homes.

An indicative plan of a substation has been submitted, which has a footprint of 4.95m (depth) x 7.74m (width) x 4.7m (height).

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No precise details of the transformer have been provided.

A security fence is to be erected comprising wooden stakes with close welded mesh panel fencing.

Materials: Photovoltaic (PV) panels grouped together in frames set out in rows of modules angled at 25 degrees facing south. The PV panels will be ground mounted using steel piles set into the ground, and the structures will not exceed 2.5metres in height with no foundations required. The development will require the installation of one transformer/inverter cabinet but no details have been provided. An indicative plan has been submitted of a small sub-station built with a brick plinth and timber cladding to the walls but no details of the roof.

Ancillary development, e.g. parking: Site access will be obtained via Manmoel Road in the northern part of the site which will provide direct access to the proposed construction compound. Within the perimeter of the solar site, the separation distance between rows of panels will avoid the need for the demarcation of formal access tracks.

Details of the substation structures will be agreed with the network operator following the granting of planning consent and in this respect it is requested that the location of the substation be the subject of an appropriately worded condition. In terms of the appearance of the substation the developer has submitted an indicative drawing.

A 2.45m high perimeter fence is proposed for the whole scheme supported on timber stakes. A minimum 3m clearance from the boundary fence/hedgerow will be provided to permit a corridor for wildlife and humans to traverse around the installation.

It is anticipated that planned visits to the site will be every three months for maintenance activities and this be undertaken by an operative using a standard road-going vehicle.

### PLANNING HISTORY

2/11988 Land reclamation to include bulk earthworks, drainage works, river improvements, road diversion, grassing, tree planting and landscaping - Granted 14.09.94.

### POLICY

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### LOCAL DEVELOPMENT PLAN

Site Allocation: In the open countryside. The eastern and southern boundaries of the site about the Pen-y-fan Pond and Meadows Site of Importance for Nature Conservation (SINC) (Policy NH3.49 of the LDP).

#### Policies:

##### Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP5 - settlement boundary, SP6 - Place making, SP8 - Minerals Safeguarding, SP10 - Conservation of Natural Heritage, SP21 - Parking standards.

##### Countywide Policies

CW2 - Amenity, CW3 - Design considerations - highways, CW4 - Natural Heritage Protection, CW5 - Protection of Water Environment, CW6 - Trees, Woodlands and Hedgerow Protection, CW15 - General locational constraints, CW19 - Rural development and Diversification, CW22 - Minerals.

### NATIONAL POLICY

Planning Policy Wales, 8th Edition, January 2016 sets out the land use planning policies of the Welsh Government. Technical Advice Note (TAN) 5 - Nature Conservation and Planning September 2009, Technical Advice Note (TAN) 8: Planning for Renewable Energy, July 2005.

Welsh Office Circulars 11/99 Environmental Impact Assessment, Circular 60/96 Planning and the Historic Environment: Archaeology, circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.

### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes

Was an EIA required? No.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this planning application.

### CONSULTATION

Transportation Engineering Manager - No objection subject to conditions being attached to any consent requiring the development to be carried out in accordance with the Access Appraisal dated June 2014, visibility splays and turning facilities.

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Head Of Public Protection - No objections or observations.

Countryside And Landscape Services - An 'Ecological Survey' dated June 2014 prepared by Halpin Robbins was undertaken by a competent ecologist and the findings are considered acceptable.

The ecological survey identifies that the site is of low to moderate habitat value due to its current management. The Phase 1 Habitat Survey confirmed the 9 Acre site is composed of a single habitat type; species poor grassland. The proposed site is within close proximity of Pen-Y- Fan Pond and meadows Site Important for Nature Conservation (SINC).

Surrounding the site is a mix of open grassland, agricultural fields and horse grazing land. Approximately 400m northwest of the site is Pen-Y-Fan Leisure Park, 400m southeast is Pen-Y-Fan Pond and Country Park.

The 'Ecological Survey' has considered the potential for Protected Species including bats, badger, water vole, otter, reptiles, white clawed crayfish and birds. Of these species only birds and bats have the potential to be affected by the proposed development. It is recommended that conditions are attached to any consent preventing works being carried out outside of the bird breeding season and where trees and hedgerows have been fully assessed by a suitably qualified ecologist in accordance with the 'Ecology survey'.

Senior Engineer (Land Drainage) - Request a condition is attached to any consent requiring comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with. He provides advice to be conveyed to the developer in respect of drainage matters.

Natural Resources Wales - Comment that this is a significant proposal which is likely to give rise to local landscape effects. NRW have no objection in relation to the landscape and visual impact of this proposal. They do not consider that the proposals will give rise to a significant impact upon a nationally designated landscape, or area classified as outstanding in visual and sensory terms within the Landmap assessment system.

However, they recommend the LPA consider the cumulative landscape effects of these proposals in combination with this development.

In terms of biodiversity, they recommend the development is carried out in accordance with Section 5 '5.1 Enhancements and Opportunities' of the report 'Darren Farm Solar Farm, Biodiversity Report, Halpins Robbins June 2014' and also provide advice to be conveyed to the developer. They also recommend biodiversity enhancements.

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In terms of surface water, whilst they have no adverse comments to make in relation to the development they suggest the scheme has the opportunity for general improvements to the surface water regime on the site commenting that there is the potential to reduce run-off rates below green field rates and attenuation run off even further and bring about reductions in the peak run off times. They provide advice to be conveyed to the developer.

Rights Of Way Officer - Footpath 26 in the Community of Mynyddislwyn crosses the site and must remain open for public access at all times, or a temporary stopping up order must be in place prior to any works affecting the footpath. It is noted from the drawings that a security fence is to be erected along part of this footpath, creating a corridor. The Highways Act 1980 schedule 12a, specifies widths for field edge paths as 1.5m minimum and 1.8m maximum.

Glam/Gwent Archaeological Trust - No adverse comments.

Senior Arboricultural Officer (Trees) - No objection.

Cadw - The proposed development has the potential to impact upon the Scheduled Ancient Monument known as Pen y Fan Canal Reservoir, MM269, the boundary of which is located approximately 70m to the east of the development site. The application has the potential to affect the monument in two ways - either a physical impact on the site itself or an impact on the setting of the site. Cadw confirm the application will not have a physical impact on the site itself. The application is accompanied by an Archaeological and Heritage Assessment prepared by EDP. Cadw consider the proposed development will have an adverse impact upon the setting of the Scheduled Ancient Monument, but this is likely to be minor and is unlikely to affect the understanding of the site. Cadw conclude the proposed development will not have a direct impact upon the MM269, Pen y Fan Canal Reservoir and that the impact upon its setting is likely to be minor adverse. They provide advice to be conveyed to the developer.

## ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 4 neighbouring properties have been consulted.

Response: None.

Summary of observations: Not applicable.

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### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

There are no specific crime and disorder implications material to the determination of this planning application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

The development has been considered in accordance with local plan policies and national planning guidance.

National Policy is contained within Planning Policy Wales Edition 8 (January 2016) and Technical Advice note (TAN) 8: Renewable Energy (2005). PPW reflects a UK target of 15% of energy from renewables by 2020, and here in Wales "we have set a 4TWh per annum renewable electricity production by 2010 and a 7TW target by 2020 as stepping-stones to our ambition of 60% carbon savings by 2050." In order to meet these targets Welsh Government has concluded that 800MW of additional installed capacity is required from onshore wind sources and a further 200MW of installed capacity is required from offshore wind and other renewable technologies. The provision of this solar farm falls under the heading of 'other renewable technologies' and will help to contribute to this target.

There are no specific policies in the LDP relevant to the provision of large solar farms. The application site lies in the countryside for purposes of the LDP. Policy CW15 - Locational Constraints is therefore relevant. Criterion C (iv) states that development in such locations will not be permitted unless the proposal is associated with the provision of public utilities and infrastructure that cannot be reasonably located elsewhere. Policy SP10 - Conservation of Natural Heritage sets out the overarching intention that the natural heritage of the Borough, including landscape, is to be protected. Policy CW4 - Natural Heritage Protection supports this and permits proposals, which conserve, and where appropriate, enhance the distinctive or characteristic features of the Special Landscape Area. Policy CW2 sets out specific aims with regard to development, namely development should not have an unacceptable impact on the amenity of adjacent properties or land, should not result in overdevelopment, and be compatible with surrounding land uses. Policy CW3 - Design considerations - Highways ensures that development satisfies and follows highway requirements.

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The proposed development raises several key issues and these are addressed as follows:-

- Principle of development.
- Use of agricultural land.
- Landscape and visual impact.
- Impact upon the historic environment.
- Ecology.
- Highway safety and access.
- Drainage.
- Duration of permission.

#### PRINCIPLE OF THE DEVELOPMENT

Policy CW19 - Rural Development and Diversification. The applicant has cited Policy CW19 as a policy consideration. The reasoned justification to Policy CW19 states "Diversification is essentially changing an existing facility that is no longer suited to its original purpose to another use that will benefit the local community, economy and people". This policy is therefore aimed at conversions and more local considerations than this proposal which is for the production of sustainable energy that has much wider implications. It is the case though that Welsh Assembly Practice Guidance Planning Implications of Renewable and Low Carbon Energy 2011 part 8.4.16 does predict that a "significant proportion of proposals for solar PV arrays will be on agricultural land" and as such can support farm diversification (as per Planning Policy Wales 2012 part 7.3).

That practice guidance explains that whilst many solar proposals will be on agricultural land it is not expected that such land should be of a high grade. The application site is not high grade in accordance with that expectation.

In terms of the principle of the development, ideally large-scale solar PV arrays should be directed towards previously developed land or Brownfield sites. However, with relatively few sites of appropriate status and size within the Caerphilly County Borough, it is considered that, subject to other considerations set out below the principle of the proposed photovoltaic development on this undeveloped land in the countryside is endorsed by planning policy as a suitable source of obtaining renewable energy to meet the energy demands of the county. The applicant advises that an assessment of other land within the county borough was considered but solar PV is highly constrained by the requirement to be close to a suitable grid connection point. This site has the capacity to accept additional load on the overhead lines crossing the site and therefore fulfils this critical constraint. Other barriers to development such as site access and ecological impacts have been demonstrated to be manageable. The risk of disturbing buried features of archaeological interest has shown to be low. The applicant advises that finding alternative sites, which satisfy the above criteria where the landowner embraces the development, is even more difficult.

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#### USE OF AGRICULTURAL LAND

Agricultural Land Classification (ALC) is a standardised method for classifying agricultural land according to its versatility, productivity and workability based upon interrelated parameters including climate, relief, soil characteristics and drainage. These factors form the basis for classifying agricultural land into one of five grades (with grade 3 land divided into sub grades 3a and 3b). Best and most versatile agricultural land is classified as grades 1, 2 or 3a; whereas moderate, poor and very poor quality land is designated sub grade 3b or grades 4 and 5 respectively. The ALC map for Wales shows that the site has an ALC of grade 4 across the site.

The proposal is for the temporary use of the land for the purposes of solar power generation. The installation is capable of being decommissioned and removed from site at the end of its viable life or duration of planning permission if approved, whichever is the sooner, with the site returned to its original appearance; this would be enforced by planning condition.

#### LANDSCAPE AND VISUAL IMPACT.

The application site lies in the countryside for purposes of the LDP. Policy CW15: Locational Constraints, at criterion C, states that development in such locations will not be permitted unless the proposal is associated with the provision of public utilities and infrastructure that cannot be reasonably located elsewhere (criterion iv). Policy SP10: Conservation of Natural Heritage sets out the overarching intention that the natural heritage of the Borough, including landscape, is to be protected. Policy CW4 furthers this: Natural Heritage Protection permits proposals, which conserve, and where appropriate, enhance the distinctive or characteristic features of the Special Landscape Area. The site has no land use designations. The main issue in respect of this application relates to the extent of impact the PV panels would have on the landscape character of the site and its adjacent landscape and the visual impact of the PV panels on people living, working enjoying or passing through the area. The applicant has submitted a Landscape and Visual Impact Assessment in respect of the proposed application, which is in accordance with what is currently regarded as best practice.

The methodology used to undertake the Appraisal of Landscape and Visual Effects is robust and in accordance with what is currently regarded as best practice. A series of matrices are used to guide the assessment of potential effects of the development upon Landscape Character and Visual receptors and a Cumulative Landscape Visual Assessment. This formulaic approach is supplemented by professional judgement.

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A study area of 3 kilometres from the centre of the application site has been provided, which has been considered by this Council's Landscape Planner. He is satisfied with the cumulative Landscape and Visual Impact Assessment undertaken on behalf of the applicant, and with the exception of the potential significance of visual effect upon the users of the public footpath crossing the site is in general agreement with the findings of the Assessment and does not object to the principal of this application. However, it is considered appropriate to attach conditions to any consent that the means by which the electricity supply will be connected to the national grid, should be via underground and not overhead cables, the route of which needs to be identified and agreed in writing with the Local Planning Authority. Also a condition should be attached to any consent requiring confirmation of the exact locations of both the substation/ transformer and inverter positions including details of the proposed units to house the transformer together with details of the proposed materials and colours.

### IMPACT ON THE HISTORIC ENVIRONMENT

A detailed Archaeological assessment of the potential impacts on the historic environment of the proposal was undertaken on behalf of the applicant and submitted as part of this planning application. The assessment identified no overriding heritage constraints which are likely to prohibit the development. No adverse comments have been received in respect of the same from this Council's Conservation Officer or statutory consultees. It is therefore considered the proposed development would not be in conflict with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, or with national or local planning policy.

### ECOLOGY

Policy SP10 - Conservation of Natural Heritage, Policy CW4 - Natural Heritage Protection and Policy CW6 - Trees Woodland and Hedgerow Protection of the LDP are relevant and aim to protect, conserve, enhance and manage the natural heritage of the county borough. The ecological assessment that accompanied the planning application concluded that the proposed development is not anticipated to result in any significant adverse impacts on designated sites; important habitats or protected species during the construction or operational phase and it also recommends opportunities for habitat creation. The ecological assessment has been considered by this Council's Ecologist and statutory consultees and is discussed above.

In terms of ecology and biodiversity it is considered that the proposed development does not conflict with policies CW4 and CW6 of the LDP and subject to the imposition of appropriate conditions is considered acceptable in planning terms.

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#### HIGHWAY SAFETY AND ACCESS

Vehicular traffic, which is mainly in the construction phase of the development, is anticipated to last for approximately 3 months.

The application is submitted by an Access Appraisal, which considers the principal traffic impacts associated with the construction of the site.

The Council's Transportation Engineering Manager has considered the information submitted in support of the application and raised no objection to the development subject to the imposition of appropriate conditions as discussed above.

#### DRAINAGE

In this respect Policy CW5 of the LDP - Protection of the Water Environment is relevant. This Council's Senior Engineer (Land Drainage) has raised no objection to the development subject to a condition being attached to any consent requiring comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with.

#### GLINT AND GLARE

Solar PV panels are specifically designed to absorb, not reflect, light from the sun. The PV panels are manufactured with anti-reflective coatings to be as absorbent as possible in order to maximise their efficiency in producing electricity. There have been no consultee objections in respect of this aspect of the development.

#### DURATION OF PERMISSION

The application seeks consent for a temporary period of 25 years and this can be conditioned within any planning permission. Once the life of the permission is reached, the recommended condition would require the site be decommissioned, all infrastructure removed and the site restored to its original state.

Comments from consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

Comments from public: None received.

Other material considerations: None .

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In conclusion, it is considered the selected site is appropriate in that it can accommodate the proposed solar farm without significantly affecting the landscape character and appearance of the surrounding area, and potential archaeology or the amenities of residents in the vicinity. The temporary and reversible nature of the development, together with the measures that are to be taken to enhance and encourage ecological diversity of the site will ensure that, in the long term, the site can not only be restored to its current use, but will also have been improved. The proposed development does not conflict with local plan policies or national planning guidance and subject to the imposition of appropriate conditions is considered acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) At least 5 working days' notice in writing shall be given to the Local Planning Authority in respect of the commencement of the works hereby approved.  
REASON: To enable the Local Planning Authority to ensure construction works take place in a timely manner and to minimise disturbance to neighbouring amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021- Adopted November 2010.
- 03) Notwithstanding the submitted plans, details of the precise location and external finishes of the Substation, and Transformer together with the CCTV poles and associated attachments and security fence shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of visual amenity.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order amending, replacing or re-enacting that Order), no fixed plant or machinery, buildings, structures and erections, or private ways shall be erected, extended, installed, rearranged, replaced, repaired or altered at the site without prior planning permission from the Local Planning Authority, except for those works permitted by this consent.  
REASON: To protect the landscape character of the area in accordance with Policies CW4 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

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- 05) Within 25 years and 6 months following completion of construction of development, or within 6 months of the cessation of electricity generation by the solar PV facility, whichever is the sooner, the solar PV panels, frames, foundations, inverter housings and all associated structures and fencing approved shall be dismantled and removed from the site. The developer shall notify the Local Planning Authority in writing no later than five working days following cessation of power production. The site shall be subsequently restored in accordance with a scheme, the details of which shall be submitted to and approved in writing by the Local Planning Authority no later than three months following the cessation of power production.  
REASON: In the interest of visual amenity.
- 06) The permission hereby granted shall endure for a period of 25 years from the date when electricity is first exported from the solar farm. Written confirmation of the first export date shall be sent to the Local Planning Authority within one month of the first export date.  
REASON: In order to retain effective control over the development.
- 07) The grid connection route to serve the development hereby approved shall be below ground.  
REASON: In the interests of visual amenity.
- 08) Prior to the commencement of works on site, details of the underground grid connection route, referred to in condition (7) above, including a plan and method statement /works programme for any excavations within the canopy spread of any hedge or tree shall be submitted for consideration and approval in writing with the Local Planning Authority. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of amenity and biodiversity.
- 09) The proposed site access shall be laid out, constructed and maintained for the duration of the works with vision splays of 2.4m x 43m. No obstruction or planting when mature exceeding 0.9m in height above the carriageway shall be placed or allowed to grow in the required vision splay areas unless otherwise agreed in writing with the Local Planning Authority.  
REASON: In the interests of highway safety.
- 10) Turning facilities shall be provided within the curtilage of the site to ensure vehicles can both enter and leave the development in a forward gear at all times. Details of the turning area shall be agreed in writing with the Local Planning Authority before any works commence on site.  
REASON: In the interests of highway safety.

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- 11) Notwithstanding the submitted plans, prior to the construction of the proposed access onto Manmoel Road the construction details shall be agreed in writing with the Local Planning Authority. The access shall be constructed in accordance with the agreed details.  
REASON: In the interests of highway safety.
- 12) The development hereby approved shall be completed in accordance with the Access Appraisal dated June 2014.  
REASON: In the interests of highway safety.
- 13) No development shall commence until details of a scheme for the disposal of surface water and land drainage flows from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 14) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 15) Prior to the commencement of works associated with the development hereby approved, a Biodiversity and Landscape Management Plan shall be submitted to the Local Planning Authority for approval. This should include management and procedures for the findings and recommendations detailed in the Biodiversity Report. The details shall be implemented before the development hereby approved is first occupied.  
REASON: To ensure adequate protection for protected species.
- 16) The development hereby approved shall be carried out fully in accordance with the recommendations made in Section 3 of the Ecological Report dated June 2014, prepared by Halpin Robbins. The details shall be implemented before the development hereby approved is first occupied.  
REASON: To ensure adequate protection for protected species.

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- 17) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: drawing no's:15-10-dauk-001, and AJA 2375.01 issue 2, D1-00, (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4, CW6.

The applicant is advised of the comments of Senior Engineer (Land Drainage), CADW, Rights of Way Officer and Natural Resources Wales.

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