

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0665/FULL 29.07.2016	United Welsh Housing Association C/o Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Construct 19 residential units and associated works Former Cwm Ifor Primary School Site Caerphilly

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site comprises of part of the former Cwm Ifor Primary School grounds located to the north of Heol Aneurin, bounded to the north by Heol Graig Wen a residential street with housing and an area of open space on the opposite side of the road. The western site boundary is formed in the south-west of the adjacent new Cwm Ifor School site, in the northwest of a watercourse with a wooded area behind and the rear curtilages of properties fronting Heol Graig Wen. To the east of the site is a road linking Heol Graig Wen with Heol Aneurin. Residential development is located on the opposite side that road fronting north and south onto Heol Graig Wen and Heol Aneurin respectively. The southern boundary is formed by Heol Aneurin with residential properties on the opposite side which vary in their set back from the street.

Site description: The site has been cleared of the former school buildings and is currently a mix of grassed/vegetated areas and hard standing areas. Boundary treatments consist of 2.5m palisade style fencing. There are two large trees located in the north-east corner of the site with smaller trees to the south-west periphery. An electricity substation is located at the north-east corner with an access from Heol Graig Wen. A small watercourse runs along the western boundary. The topography is such that the level of the site broadly falls from north to south and is marked by drop in levels of around 9 metres from the north-west boundary near Heol Graig Wen to parts of the southern boundary adjacent to Heol Aneurin.

Development: Full planning permission is sought to construct 19 residential units and associated works. It comprises of 4 No. 2 bedroom dwellings, 3 No. 3 bedroom dwellings and 12 No. Walk up Flats. The submitted Planning, Design and Access Statement indicates that the applicant intends all of the units proposed as part of the development to be made available for social rent (100% affordable housing), to meet the needs of the local community.

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The proposed site layout includes a single vehicular access point on the eastern boundary and internally within the site the road is divided with an upper plateau which has an access road (4.8m wide with 1.35m footways either side) serving plots 1-16 including a turning area at the western end. A junction close to the main site entrance provides a separate access road (4.5m wide with no footways) to serve the remaining plots to plots 17-19 located at a lower level.

The arrangement of plots 1-16 take the form of two pairs of two bedroom semi-detached properties on the northern side of the access road with three blocks of flats on the southern side with each block containing four number, one bedroom flats. The three plots (17-19) located at the southern side of the site have a finished floor level approximately 4.5m below the flats located to the north and are formed of a single terrace comprised of three number, three bedroom dwellings.

The houses are provided with rear garden areas and parking either on plot or close to the dwellings. The apartments have parking provided either to the side of the apartment blocks or surrounding the turning area at the western end of the access road. The apartments have designated communal areas for bin storage and bike storage. A small numbers of retaining walls are required to facilitate the development due to the site topography. The development proposes to retain a number of trees on the site.

Dimensions:

House type A: 4.8m in width by 9.4m in depth with a height of 8.8m. The internal layout comprises a kitchen/dining area, living room, shower room and high level storage area at ground floor level and two bedrooms, storage area and bathroom at first floor level.

House Type B: 6m in width by 9m in depth with a height of 8.8m. The internal layout comprises a kitchen/dining area, living room, shower room and storage area at ground floor level and three bedrooms, storage area and bathroom at first floor level.

Walk up flat type C: 7.4m in width by 7.7m in depth. The walk up flats are maisonette style with a flat at ground floor level and a flat on the first floor accessed via a separate entrance with staircase. The overall height of the block will be 8.4m. The internal layout comprises a kitchen, living/dining area, bathroom and storage area.

Materials: Concrete roof tiles, face brickwork and smooth colour render for walls, reconstituted stone for window cills and heads, White PVC-U windows and GRP porch canopies.

Ancillary development, e.g. parking: 24 car parking spaces.

PLANNING HISTORY 2005 TO PRESENT

None.

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POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough - Local Development Plan up to 2021.

Site Allocation: The site lies within the defined settlement boundary and forms part of a site allocated for a mixed use development (Housing HG1.70 Cwm Primary Ifor School and Community Facilities - New School CF1.25 Cwm Ifor Primary School).

Policies:

Strategic Policies

Policy SP3 Development Strategy (SCC), Policy SP4 (Settlement Strategy), Policy SP5 (Settlement Boundaries), SP6 (Place Making), Policy SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), SP21 (Parking Standards).

Countywide Policies

Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW10 (Leisure and Open Space Provision), Policy CW15 (General Locational Constraints).

Supplementary planning guidance

LDP1 - Affordable Housing Obligations, LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Development.

NATIONAL POLICY

- Planning Policy Wales (Edition 8, January 2016);
- Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
- Technical Advice Note 2: Planning & Affordable Housing (2006);
- Technical Advice Note 5: Nature Conservation and Planning (2009);
- Technical Advice Note 11: Noise (1997);
- Technical Advice Note 12: Design (2016);
- Technical Advice Note 18: Transport (2007);
- Technical Advice Note 23: Economic Development (2014).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

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COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Part of the site falls within a high risk area

CONSULTATION

CCBC Housing Enabling Officer - Require 40% affordable housing on this development.

The development is being delivered as a 100% affordable housing scheme in partnership with United Welsh and is being supported by Welsh Government funding.

If this site is sold on, the Council would require 8 x 1 bed 2 person flats built to DQR on this development to be transferred at £48,723 per unit and transferred to United Welsh.

Senior Engineer (Land Drainage) - Express some concern over the proposed drainage arrangements for this development and recommends a condition be attached requiring full drainage details to be submitted.

Outdoor Leisure Development Officer - Refers to policy CW10 of the Authority's LDP and determines that an area of public open space/local area for play be incorporated into the development.

Head Of Public Services - The Authority does provide kerbside collections for refuse, recycling and green waste, with the onus on the Developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property.

Transportation Engineering Manager - No objections subject to conditions addressing highway considerations.

Wales & West Utilities - Confirm the existence of their apparatus within the vicinity of the site and provide advice to be conveyed to the developer.

Principal Valuer - Did explore with United Welsh Housing Association the prospect of selling the triangular parcel of land to the rear of 2 - 24 Heol Graigwen in addition to the land that they have submitted for planning. It is however proposed to retain the triangular plot within CCBC ownership and if there is a dramatic change in circumstances in the future, access could be available off Heol Graigwen by culverting the water course (less than ideal) or taking a private drive off UWHA's development.

Countryside And Landscape Services - Expresses concern in relation to the proposed site layout and the existing mature trees. Provides detailed guidance on boundary treatments, landscaping and ancillary structures.

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The Coal Authority - No objection and recommends a planning condition be attached to ensure remedial works are undertaken on site to address instability issues.

Head Of Public Protection - No objections subject to planning conditions to address contamination.

Strategic & Development Plans - The principle of housing is acceptable on this part of the allocated housing site and the site would make an important contribution towards the housing land supply on a brownfield site that accords with the strategy. There remain concerns, however, with the boundary treatment and design at the entrance of the site. Most fundamentally, the layout would constrain the development of the adjoining parcel of land for its allocated use, potentially reducing the housing numbers that the site can deliver. Before a decision is made that allows this, it needs to be demonstrated that development of the triangular parcel of land is not feasible.

Penyrheol Trecenydd & Energlyn Community Council - Raise concerns about rush hour traffic and traffic management in the area.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters were sent to 22 nearby properties.

Response: No responses were received in relation to the consultation exercise.

Summary of observations: None.

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?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Ecological Appraisal confirmed that there were several habitats present on site and these included scrub, bracken, semi-improved grassland, scattered trees mosaic habitat (semi-improved grassland, marshy grassland, tall ruderal, scattered scrub, ephemeral/short perennial) and a defunct species-poor hedgerow. To the north of the southerly hardstanding area, there was an area of bare ground. There are large mature trees on site but these are to be retained as part of the development. However, if these need to be removed they should be subject to a preliminary roost assessment.

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The Ecological Appraisal also confirmed that the site has potential to be used by bats, reptiles and nesting birds and includes recommendations to mitigate the impacts on these species. A reptile survey has also been carried out which concluded the development will result in the loss of an area of habitat containing a low reptile population (slow worm) and recommends a reptile mitigation strategy is drafted and approved by the Local Planning Authority.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes the site is within the High-range viability area where the CIL charge is £40 per square metre. However, as this scheme is for 100% affordable housing, this will be eligible for relief from CIL charges.

ANALYSIS

Policies:

The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this application are in terms of the compatibility of the use with neighbouring land uses, design and highway considerations.

The application site is within the defined settlement boundary and is part of a site allocated for a mixed use development (Housing HG1.70 Cwm Primary For School and Community Facilities - New School CF1.25 Cwm For Primary School). A new school has already been constructed and therefore the proposed housing development is in accordance with the allocation in the adopted Local Development Plan.

The Strategic and Development Plans Section has advised that the proposed development would make an important contribution towards the housing land supply on a brownfield site that accords with the strategy. They have raised concerns in relation to an adjacent triangular parcel of land to the west of the site, separated by a watercourse which is behind existing properties on Heol Graig Wen. This land parcel was included within the much larger HG1.70 Cwm For Primary School housing allocation and has substantial tree coverage and currently acts a buffer between the properties on Heol Graig Wen and the grounds newly constructed Primary School grounds. Both the application site and this triangular land parcel are in the ownership of the Council and it has been confirmed by the Principal Valuer that the triangular land parcel would not form part of the proposed land sale to United Welsh Housing Association and would be retained by the Council. It is noted that the triangular land parcel appears to have significant constraints in relation to potential development with the presence of the watercourse and significant tree coverage.

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The Principal Valuer has indicated that alternative access from Heol Graigwen could be achieved by culverting the existing watercourse or alternatively a spur road could be taken from the application site. It is acknowledged that the suggested access solutions may increase costs on any future scheme for development of the triangular parcel of land however it is not considered that the current application would make development of the triangular land parcel impossible. The Strategic and Development Plans Manager has indicated that the current application would constrain the development of the adjoining parcel of land for its allocated use, potentially reducing the housing numbers that the site can deliver. However the areas indicated for possible access (i.e. over the existing watercourse which would have to be culverted or from the western end of the access road in the current application) do not remove significant areas of developable land from the triangular site. It is therefore considered that there are not reasonable grounds to refuse the current application on this basis.

The proposed site layout generally faces inwards to face the internal access road with the exception of block 6 which faces eastward. It is acknowledged that the site layout does not have dwellings fronting the existing roads surrounding the site; however, achieving such a design would be difficult in the case of Heol Graig Wen due to the existing topography and the constraint of the mature trees on site. In addition it is noted that along Heol Graig Wen at the point where the application site's northern boundary abuts it has an area of open space on the opposite side of the road so there is not considered to be a strong existing building line at this point. To the east of the application site the existing residential properties face either north or south and do not front the road where the site entrance is proposed so again there is not a strong form to the existing street scene. The western boundary is primarily made up with the school grounds and an area of carparking. Even the southern site boundary with Heol Aneurin is considered to not have a very strong existing building line as dwellings footprints are staggered, with 10 -20 Heol Anuerin (evens only) being set back over 20 metres from the public footway behind a grassed area. In this site context it is considered acceptable to provide the development with the layout submitted.

The development is considered to have an acceptable impact on the amenity levels currently enjoyed by occupants of existing residential properties surrounding the site and for the future residents of the site. The orientation of properties is such that unacceptable overlooking is avoided with acceptable privacy achieved throughout the site according with Planning Policy CW2 (Amenity). The proposal is considered to be acceptable in terms of scale, use, density, and layout and adequate off-street parking and amenity space is provided in respect of each house and areas of open space on site as well, according with Policy SP6 (Place making).

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The Transportation Engineering Manager has offered no objections to the development having considered the layout of the development and level of parking proposed. It is noted that pre-application discussions led to the amendment of the site layout to break up large areas of car parking to provide an improved street scene which is not dominated by large areas of linear parking. The development accords with Policy CW3 (Highways).

Policies SP15 (Affordable Housing Target) and CW11 (Affordable Housing Planning Obligation) and Supplementary Planning Guidance document LDP1 (Affordable Housing Obligations) are relevant to the consideration of this application as the development exceeds 5 units and is larger than 0.15ha in gross site area. The site is located within the Caerphilly Basin area and the Housing Officer has confirmed that the proportion of housing on the site should include a minimum of 40% affordable housing. It is noted that the applicant is United Welsh Housing Association and that the Planning Statement supplied indicates that 100% affordable housing is proposed. However in the event that the land is not developed by United Welsh and sold on, a form of control to secure a minimum of 40% affordable housing is considered appropriate. Whilst this is often achieved via a legal agreement, in this instance, as the Council is currently in ownership of the land, it is considered that the imposition of a planning condition based upon the standard condition in Welsh Government Circular WGC 016/2014 will provide control over affordable housing provision on the site.

The site layout includes areas of open space notably surrounding the large tree (T1) at the entrance and to the south of the access road to block 6. The applicant has indicated that the area to the south of the proposed entrance is allocated for open space and is to be defined by a boundary hedgerow and native trees. It is also noted that the site is well related to existing open space in the area being a short walk (circa 200m) to Anuerin Park which includes a play area.

The proposed site boundary enclosures have been amended through negotiation to replace significant areas of palisade fencing which currently encloses the site. A lower boundary treatment of 1.2m hoop top railings will provide the southern site boundary adjacent to the public footway on Heol Aneurin around to the vehicular site entrance and on the northern side of the same entrance similar 1.2m railings will run from the site entrance along the site boundary to the existing substation. A section of timber fencing (2.1m) will provide the boundary to Heol Graig Wen where it provides the rear boundary to gardens for reasons of privacy. Further timber fencing is provided along most of the site's western boundary adjacent to the wooded area and school grounds.

It is considered that the proposed development is acceptable subject to planning conditions to address those matters of concern which were raised by consultees and found to be material to the development.

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Comments from consultees:

Countryside And Landscape Officer - It is noted that the Countryside and Landscape Officer has offered no objection to the principle of application but has expressed concern in relation to the site layout. In particular the two large trees to the north east of the site which are located on the site, one of them in area of open space (T1) and the other (T2) located within the proposed rear amenity space for plot 3. The concerns relate to concerns over the impact of the trees on the quality of the amenity areas for the dwellings (including overshadowing, soil quality and possible damage to the tree roots). Whilst these concerns are understood it is recognised that those two trees are not subject to Tree Preservation Orders and the residential properties have generous sized gardens. Tree T1 has an existing substation within the tree canopy area and the site layout has avoided significant intrusion into the root protection areas of the trees. It is considered that excluding development or provision of amenity spaces to a larger extent than the current layout would not be reasonable and could make the development of this allocated housing site unviable. It is therefore considered that the current layout provides an acceptable balance between the existing trees and development of the site.

Strategic and Development Plans Manager - Further to matters addressed in the main body of this report concern has been raised in relation to boundary treatment and design at the entrance of the site. In relation to boundary treatments discussions with the applicant have resulted in improvements to the boundary treatments to remove palisade fencing from the site boundary (although a portion will remain around the existing substation for safety reasons). In relation to the entrance design it is noted that improvements were made in relation to parking provision when pre-application advice was undertaken. The side elevations of block 1 and 5 will be visible when entering the site but these will also be viewed in conjunction with the front elevations of the properties and more distant views down towards block 6 whose front elevation faces east. Block 5 is proposed to be comprised of half brick and half render on the facade. Following discussions with the developer limited fenestration was added to blocks 1, 2 and 5 to improve the side elevations to interest to the street scene when entering the development.

Penyrheol Trecenydd & Energlyn Community: It is noted that concerns have been expressed in relation to existing peak time traffic in the area, however the Highway Authority have reviewed the planning application and submitted information on sustainability and have offered no objections in respect of the proposed traffic generation from the additional 19 housing units that the development would provide.

The Council's Ecologist has offered no objections to the development but has requested conditions and informative notes be attached to the permission.

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Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

- 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) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, drawing reference (90)001A
 - Proposed Site Layout, drawing reference (90)003C
 - Proposed Floorplans Blocks 1 and 2, drawing reference (90)004A
 - Proposed Floorplans Blocks 3, 4 and 5, drawing reference (90)005A
 - Proposed Floorplans Block 6, drawing reference (90)006
 - Proposed Elevations and Sections, drawing reference (90)007A
 - Proposed Elevations and Sections, drawing reference (90)008A
 - Proposed Elevations and Sections, drawing reference (90)009A
 - Proposed Elevations and Sections, drawing reference (90)010A
 - Proposed Elevations and Sections, drawing reference (90)011B
 - Proposed Elevations and Sections, drawing reference (90)012B
 - Proposed Elevations and Sections, drawing reference (90)013A
 - Longitudinal Road and Drainage Sections, drawing reference S.7431-03C
 - Drainage Layout, drawing reference S.7431-06C
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The development shall be undertaken in full accordance with the Recommendations contained within Section 8 of the submitted Terra Firma Geotechnical and Geoenvironmental Report dated July 2015, job number 13185.
REASON: To ensure that adequate measures are undertaken to address ground instability issues.
- 04) Prior to commencement of development the development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;

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- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: To ensure suitable affordable housing provision for the site.

- 05) 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.

- 06) Prior to the commencement of development details of the lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

REASON: To ensure adequate protection to protected species.

- 07) No development or site/vegetation clearance shall take place until a detailed Reptile Method Statement/Reptile Mitigation Strategy has been prepared by a competent Ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.

REASON: To ensure that reptiles are protected.

- 08) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at the former Cwm Ifor primary school, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.

REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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- 09) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) in the new properties at the former Cwm Ifor primary school, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied. REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 10) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles. REASON: In the interests of highway safety.
- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details. REASON: In the interests of highway safety.
- 12) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m metres x 23m metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas. REASON: In the interests of highway safety.
- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure shall be erected or planted within the curtilage of any dwelling forward of the front walls of those dwellings hereby permitted or between the dwellings and any adjacent highway, driveway, footpath or car parking space other than those indicated in the approved plans without the approval of the Local Planning Authority. REASON: To retain the open character of the development in the interests of visual amenity.

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- 14) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on site full engineering details and structural calculations for the proposed retaining walls, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining walls additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety.
- 15) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 16) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 17) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

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- 18) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 19) No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding;
 - v) measures to control the emission of dust and dirt during construction;
 - vi) measures to control the discharge of materials, soils, surface water onto neighbouring land and public footpaths
- REASON: In the interests of residential amenity.
- 20) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used in the construction of the residential units, and ancillary structures including bin and bike stores shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 21) Notwithstanding the details submitted prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the beneficial occupation of the 19th residential unit on the site.
REASON: In the interests of the visual amenities of the area.
- 22) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,

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- c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
- d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
- f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

Cont...

Application 16/0665/FULL Continued

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), the Council's Ecologist, Countryside and Landscape Services, Wales and West Utilities, The Coal Authority, Transportation Engineering Manager and Head Of Public Services that are brought to the applicant's attention.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

This Informative Note is valid from 1st January 2015 until 31st December 2016.

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, CW11, SP6.

