

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1073/FULL 19.12.2018	SEDA (UK) Ltd Mr Davies Hawtin Park Pontllanfraith Blackwood NP12 2EU	Erect a Class B8 (Storage and Distribution) facility, access, landscape and associated works Land At Grid Ref 315985 196189 Hawtin Park Gelli-haf Pontllanfraith

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Land at Hawtin Park, Gelli-haf, Pontllanfraith. The site is located within Hawtin Park Business Park, east of the A4049 on the south west margins of Blackwood, Caerphilly.

Site description: The site is situated at the back of the estate and is not visible from the A4049. It comprises a roughly rectangular shaped parcel of land of around 250m in length (north to south) and 125m width (east to west). It is presently unoccupied and comprises largely of a grass covered, man made plateau (created some 10 years ago) with a small portable storage compound located in the south east of the site.

To the immediate south of the site a woodland block occurs, separated from the scrubby woodland section to the south by a public footpath. This tree lined footpath extends along the entire western site boundary beyond which is rough woodland leading down to the A4049. There are three Public Rights of Way: Footpath 370, Footpath 373 and Footpath 374 in the Parish of Bedwellty in the area of the proposal. Footpath 370 travels in a generally North-Westerly direction abutting the site. Footpath 373 travels in an East-South-Easterly direction abutting the site. Footpath 374 travels in a generally Northerly, Easterly, North-Easterly and South-Easterly direction abutting the site. To the north of the site are the playing fields associated with Ysgol Gyfun Cwm Rhymni. Immediately abutting the eastern boundary is the estate access road, and further east is the current SEDA UK development.

The boundaries of the site are defined by mature trees and well-established hedgerows. There is an existing security fence to the north, west and south boundaries that secures the site from the perimeter public right of way footpaths.

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Vehicular access to the industrial estate is via a main road running through the estate and is accessed off the junction to the A4049. Currently the site entrance is located approximately 0.8 of a mile from this junction. All footpaths also follow this route to the main security gate outside of the Seda 1 & 2 buildings.

Formal pre-application advice reference SPA/18/0083 was sought from the local planning authority prior to the submission of this application.

Development: Full planning permission is sought to erect a Class B8 (Storage and Distribution) facility, access, landscape and associated works. The building will accommodate a new Pallertizer/Warehouse. It is proposed to construct an industrial building suitable for automated storage and distribution with low staffing levels (10 Full-time) and commercial visitors only. This building is part of a wider project. This new palletizer and warehouse unit is proposed in order to transform Seda 3 from warehouse to production. Therefore, the significant increase in the number of employees will be related to the Seda 3 conversion. Seda 3 was granted planning approval reference 08/0811/COU to a B2 (General Industrial Use) and B8 (Storage and Distribution) on 27/8/08.

Hours of operation are indicated to be 06:00 to 22:00 Monday to Friday.

The application is supported by the following reports and surveys:

- Arboricultural Report
- Design and Access Statement
- Drainage Strategy Report
- Ecological assessment
- Noise Impact assessment
- Pre-Application Consultation Report
- Transport Assessment
- Travel Plan
- Ground Investigation and Coal Mining Report

Dimensions: The site amounts to 2.9 hectares. The building's dimensions are 221.6m x 112.05m with a floorspace of 19,290² with access, circulation, amenities and loading docks. Height at apex from the ground level will be 25 metres at its highest point.

Materials: The surrounding Seda units show a standard corporate palette of uniform materials. This format is predominantly of metal clad portal frame industrial units set within the context of the graded landscape and perimeter tree lines or hedgerows. It is proposed to maintain this characteristic within the appearance of the new buildings. Sections of glazing & roof-lights will be introduced to provide natural day-lighting. Cladding panel colour bands of Goosewing, Albatross & Merlin Greys are specified to match the existing in a mix of vertical & horizontal formats, as indicated on the architect's elevations.

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Ancillary development, e.g. parking: The Transport Statement submitted with the application advises that no additional parking is proposed as part of the development. The operator has confirmed that there is significant available parking capacity and that the small number of additional staff (up to 10) can easily be absorbed through existing provision without any risk of overspill onto the adopted highway. The developer deems it inappropriate to provide any additional on-site car parking, which would be redundant at the outset.

The proposed development includes provision within the site for HGV vehicles to the northern side of the development.

PLANNING HISTORY 2005 TO PRESENT

07/0041/FULL - Erect replacement security fencing, including vehicular gate and barriers to secure two existing units and a development plot and the construction of a gatehouse - Granted 15.03.07.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation:

The site is located within the settlement boundary and is identified as a primary employment site (Hawtin Park north) as identified by Policy EM1.7 of the LDP. There are no other land use designations in respect of the site and there are no tree preservation orders. The site is not located within a flood zone area.

Policies:

Planning Policy

The relevant development plan policies against which the development proposal will be assessed are contained in the Caerphilly County Borough Local Development Plan up to 2021, adopted November 2021(LDP).

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor

SP5 - Settlement Boundaries

SP6 - Place making

SP10 - Conservation of Natural Heritage

SP16 - Managing Employment Growth

SP19 - Transport Infrastructure Improvement

SP21 - Parking Standards

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Countywide Policies

CW1 - Sustainable Transport, accessibility and Social Inclusion

CW2 - Amenity

CW3 - Design considerations - highways

CW4 - Natural heritage Protection

CW5 - Protection of the Water Environment

CW6 - Trees woodland and Hedgerow Protection,

CW13 - Use class restriction - Business and Industry

CW15 - General locational constraints

Supplementary planning guidance

LDP5 - Car Parking Standards

LDP6 - Building Better Places to Live

NATIONAL POLICY Planning Policy Wales, 10th Edition, December 2018. TAN 5 - Nature Conservation, TAN12 - Design, TAN 18 - Transport

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No, the area of the development does not exceed the threshold (5 hectares) for industrial development.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The Coal Authority has raised no objection having considered the Geo-Environmental, Geotechnical and Coal Mining Risk Assessment dated December 2018 and prepared by Earth Science Partnership.

CONSULTATION

The Coal Authority - On the basis of the information submitted, and the professional opinion of the report author set out therein, and subject to no changes being made to the conclusions reached in the final report, the Coal Authority has no objection to proposed development.

Rights Of Way Officer - There are three Public Rights of Way: Footpath 370, Footpath 373 and Footpath 374 in the Parish of Bedwellty in the area of the proposed development as described above. The proposed development will not directly affect the public right of way, but the developer should be made aware of the existence of the Public Rights of Way, and the need to maintain public access and safety at all times. Advice will be provided to the developer.

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Principal Valuer - No comments. CCBC modified a covenant on this land to allow Classes B1, B2 and/or B8 use.

Transportation Engineering Manager - No objection subject to a condition requiring a Travel Plan.

Head Of Public Protection - No objection to the development subject to conditions being attached to any consent to address any contamination issues, site control measures and details of any external plant or machinery to be erected to be agreed with the local planning authority.

Senior Engineer (Land Drainage) - Requests a condition is attached to any consent requiring a scheme of land and surface water drainage within the site to be submitted to and agreed in writing by the Local Planning Authority to ensure the site is served by an appropriate means of drainage. Advice is provided to be conveyed to the developer.

Senior Arboricultural Officer (Trees) - Requires conditions are attached to any consent requiring the submission of a Tree Protection Plan and Arboricultural Method statement.

Landscape Architect - Recommends the following be conditioned;

- That a clear overall plan showing the location of tree protection fencing and construction exclusion zones (CEZ) be conditioned.
- That the proposed soft landscaping be conditioned with 5 years defects and maintenance period.
- That the colours of the building be conditioned subject to approval in the interests of visual amenity.

Conservation & Design Officer - No adverse comments.

Dwr Cymru - Provide advice to be conveyed to the developer.

Natural Resources Wales - Recommend conditions are attached to any consent ensuring that the mitigation measures outlined in Section 6 of the report titled 'SEDA 4, HAWTIN PARK, BLACKWOOD - ECOLOGICAL ASSESSMENT' dated November 2018 by David Clements Ecology in respect of European Protected Species - Bats & Great Crested Newts to include pre-commencement tree bat survey, a construction phase Wildlife Protection Plan and lighting design to control light spill, to be agreed with the Local Planning Authority and implemented as agreed together with conditions which address any potential contamination of the site.

Wales & West Utilities - Provide advice to be conveyed to the developer.

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ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 8 neighbouring properties have been consulted.

Response: One.

Summary of observations:

Concerned that the close proximity of the proposed building to their dwelling will result in dust nuisance and noise nuisance at night and request that consideration be given to mitigation measures in respect of the same.

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?

The Ecological Report submitted with the application advises that based upon current evidence, the development will have an adverse impact on biodiversity through the loss of habitats of high local and local value. Likely impacts can be mitigated and/or compensated for through the implementation of various mitigation measures and compensation measures during the construction and development phases and the provision of habitat creation at an off-site locality. In addition, specific mitigation measures will be required to avoid harm to protected species that may be present, or potentially present on the site pre, during and post construction. Recommendations include a Phase 2 survey in respect of any trees that may be removed or affected as part of the development and will require further ground-based surveys to assess bat roosting potential prior to works. It is considered that a number of physical barriers in the wider environment limit the likelihood of great crested newts occurring on the site however it is appropriate for works to be carried out under a method statement to be prepared prior to works commencing on site. Other measures include biodiversity enhancements and a Wildlife Protection Plan to be drawn up for the site clearance and construction stages and the service of an appropriately qualified and licensed ecologist. The small section of woodland habitat to the southern boundary and the hedgerow to the north west are Section 7 habitats and as such are assessed as having at least high local value and should ideally be retained and incorporated into the development. However, the vast majority of the marshy grassland habitat will be lost to the development and given that this is a section 7 habitat its loss will require compensation. Conditions may be attached to any consent to address these ecological matters.

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COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies:

The site is located within the settlement boundary and is identified as a primary employment site (Hawtin Park north) as identified by Policy EM1.7 of the LDP. There are no other land use designations in respect of the site and there are no tree preservation orders. The site is not located within a flood zone area. Therefore the principle of the development of the site in respect of a warehousing building is acceptable subject to standard development control criteria.

The main issues in the determination of this planning application are considered to be amenity, ecology, design, landscaping, highway and drainage issues.

Amenity

Policy CW2 of the LDP considers amenity and requires among other things that proposed development should not have an unacceptable impact upon the amenity of adjacent properties or land, should not result in the over development of the site, and be compatible with surrounding land uses. These matters are discussed below.

With regards to processing noise from the building, once it is occupied then this will be contained internally by the building fabric. A Noise Impact Assessment has been submitted with the application and concludes the development will have a low impact on nearby sensitive receivers by way of noise. The report also provides a 'delivery' noise impact assessment for the delivery areas to the north of the site. These reports have been considered by this Council's Environmental Health Officer who has raised no concerns regarding potential noise issues. However, a condition should be attached to any consent requiring site control measures during construction. In addition a condition requiring any external plant or machinery to be installed at the development should be agreed with the local planning authority together with a condition that all vehicles within the control of the site operator shall be fitted with broadband (white noise) reversing alarms.

The proposed development will not directly affect the public rights of way, but the owner will be made aware of the existence of the Public Rights of Way, and the need to maintain public access and safety at all times.

It is not considered that the proposed development would have an unacceptable impact upon the amenity of adjacent properties or land, would not result in the overdevelopment of the site / and or its surroundings, and is compatible with surrounding land uses and is therefore in accordance with Policy CW2 subject to conditions.

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Design

In terms of the design Policy SP6 of the LDP together with TAN 12 - Design are relevant. The estate comprises a mix of industrial units sized to suit the type of businesses they serve. Most are Portal frame units of varying heights finished with metal cladding. While all the developments within the area seem to be constructed and designed to a competent standard, they have little architectural merit to influence the current proposals. Consideration should be given to the size of the building within the surrounding context. In this respect the impact of the building upon the visual amenity of surrounding residential properties has to be considered particularly in respect of the west facing elevation and also when viewed from the opposite valley due to the size, height and mass of the structure. Notwithstanding that details of materials have been submitted there is concern regarding the colours proposed which are not considered suitable to reduce the visual impact or integrate the development as successfully as possible. In this respect a condition may be attached to any consent requiring colours to be agreed with the Local Planning Authority. The proposed development is therefore considered to be acceptable in accordance with Policy SP6 of the LDP.

Landscaping

In terms of landscaping the remaining surrounding area will be broken up with pockets of turfed landscaping and the planting of indigenous trees and shrubs in a similar fashion to the existing Seda site. The field itself has minimal affected trees within the development curtilage. It is noted that preliminary ecology & trees reports have been produced and as such an Arboricultural Impact Assessment, Tree Protection Plan and Tree Protection Methods statement will be required in respect of the finalised development design approved. This may be addressed by attaching appropriate conditions to any consent. A Planting Management Plan (Drawing no:422.03.A) has been submitted and is considered satisfactory. The proposed development is therefore in accordance with policies SP6 , CW2 and CW6 of the LDP.

Ecology

Ecological matters are discussed above and appropriate conditions will be attached to any consent which address NRW's concerns. The development is considered to be in accordance with the aims of Policy SP10 of the LDP and national planning policy.

Drainage

Policy CW5 of the LDP considers the adverse effects of development on the water environment. There is no watercourse on this site to be affected by the development however there is a watercourse to the north that has been taken into consideration by the applicant's appointed civil engineer when developing the site drainage scheme. This Council's land drainage officer has considered the Drainage Strategy Report submitted and requests a condition is attached to any consent requiring a scheme of land and surface water drainage because limited information has been submitted to consider the viability of the method of disposal of surface water. DCWW provide advice to be conveyed to the developer in respect of sewerage.

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Highways

Policy CW3 of the LDP considers highway matters. The project includes the relocation of the existing 22,000m² warehousing operation from building SEDA 3 into this new smaller SEDA 4 building of 19,290m². The proposed manufacturing use will then occupy the existing SEDA 3 building of 22,000m². The new SEDA 4 building, which will be used for warehousing, will require the relocation of 19 existing staff from SEDA 3. The proposed building will therefore not result in any additional staff. The maximum number of employees within the proposed manufacturing unit in SEDA 3 will be 70 staff. Of these, the vast majority will be transferred from the existing SEDA 1 and 2 units on site, but up to 10 new members of staff will be required. The proposed new building (SEDA 4) consists primarily of an automated warehouse (circa 10,000m²) with the remainder comprising standard warehouse use, palletizer and loading area. The existing building (SEDA 3) is a standard warehouse, approximately 22,000m², which will now be used for manufacture.

The Transport Statement submitted with the application advises that no additional parking is proposed as part of the development. The operator has confirmed that there is significant available parking capacity and that the small number of additional staff (up to 10) can easily be absorbed through existing provision without any risk of overspill onto the adopted highway. The developer deems it inappropriate to provide any additional on-site car parking, which would be redundant at the outset.

It is noted that the development is also within a sustainable location benefitting from pedestrian pavements along the highway network. Cycling in the immediate vicinity of the site is accommodated on-carriageway. However, Route 47 of the National Cycle Network is available along the A472 to the south. Cycling would therefore be a viable alternative to private car use. The application site is served by public transport, the nearest bus stop is on the A4067, approximately 500m away. This can be accessed via a public footpath which starts on the A4067, and cuts through the land to the south of the site, where it emerges on the internal spine road to the south of the existing Seda UK Ltd buildings. The nearest railway station is Hengoed approximately 3.0km walking distance from the proposed site. Whilst this is over the recommended walking distance, it can still be covered in around 38minutes or 15mins by cycle. A condition will be attached to any consent requiring a comprehensive Travel Plan in relation to the SEDA operation. In conclusion it is considered the use is compatible with adjoining uses and represents an extension to the existing UK Ltd operation at Hawtin Park Industrial Estate. The site's compliance with transport policy is therefore established.

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

Comments from public: One. Requests that consideration is given to potential dust and noise nuisance. These matters are discussed above.

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Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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) 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 in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 03) 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 in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 04) 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 in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) Prior to the erection of any external and/or roof mounted plant/machinery associated with the development hereby approved, details shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.
REASON: In the interests of amenity in accordance in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) All vehicles within the control of the site operator shall be fitted with broadband (white noise) reversing alarms.
REASON: In the interest of residential amenity in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 08) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage in accordance with Policies CW2 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) A Landscape Management Plan, including
(a) long term design objectives,
(b) management responsibilities, and
(c) maintenance schedules for all landscape areas, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.
The Landscape Management Plan shall be carried out as agreed.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) The development hereby approved shall be carried out in accordance with the following approved plans and documents:
Drawings:
491-P-e_F1 A P 01 Site Plan
491-P-e_F1 A 0 01 Functional Plan
491-P-e_F1 A 1 01 Sections and Elevations
491-P-e_F1EG R 01 Drawing List
8294-101 Topographical Survey
8294-100 rev.2 Location Map
Ecological Phase 1 habitat survey prepared by David Clements -
DCE1036:SEDA 4 V1
Site Investigation by Earth Science Partnership - ESP 7004b.02.3089 Rev1
Transport Assessment and Travel Plan by Corun
Tree Report and plan by ArbTS - Arboricultural Technician services (Tree consultancy) - 594.1ArbTS_SEDA
Noise Impact Assessment by Acoustic Consultants Ltd - Ref:7305/SL
Planting plan ref: 422.02.A received 3/2/19
Management plan ref: 422.03.A received 3/2/19
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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- 11) 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,
 - 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,

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- 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 in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 12) Prior to the commencement of any vegetation clearance, works or development a specification of all proposed tree planting shall be submitted to and agreed in writing by the Local Planning Authority. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).

REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 13) In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building or the commencement of use of the approved development for its permitted use.
- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998.
- b, If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Prior to the commencement of development the mitigation measures outlined in Section 6 of the report titled 'SEDA 4, HAWTIN PARK, BLACKWOOD - ECOLOGICAL ASSESSMENT' dated November 2018 by David Clements Ecology, to include pre-commencement tree bat survey, a construction phase Wildlife Protection Plan and lighting design to control light spill, shall be submitted to and agreed in writing with the Local Planning Authority and implemented as agreed.
- REASON: To ensure the protection of protected species and to provide biodiversity enhancements in accordanced with Policies SP10 and CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021. .
- 15) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of vegetation or site clearance works, a plan shall be submitted to the Local Planning Authority for approval detailing the location of the donor habitat and receptor sites for translocation of the marshy grassland area identified in the Ecological assessment prepared by David Clements Ecology Ltd dated November 2018 together with a method statement and a programme for planting and monitoring the translocated vegetation. Work shall be carried out in accordance with the approved plans and translocation programme. A copy of the results of the monitoring programme shall be submitted to the Local Planning Authority at the end of each monitoring year.
- REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).

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- 16) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options in accordance with Policy CW1 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to the construction of the external surfaces of the development hereby approved details of the colours of the materials to be used 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to the commencement of the development hereby approved a notice shall be given to the Local Planning Authority.
(a) stating the date on which the development is to begin;
(b) giving details of the planning permission and of such other matters as is required by Schedule 5A to The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended ("the Order").
Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it. That decision notice shall be in the form specified by, and must be displayed in accordance with, Schedule 5B of the Order.
REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

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.

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

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Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), 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. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

Please find attached the comments of Western Power Distribution; Dwr Cymru/Welsh Water, Public Rights Of Way, Landscape Architect Officer that are brought to the applicant's attention.

