

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0049/RM 01.02.2019	Redrow Homes Mrs S Edwards Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Seek approval of the reserved matters relating to layout scale appearance and landscaping pursuant to appeal reference APP/K6920/A/16/3160099 for residential development of 260 dwellings with open space including details to discharge planning conditions 1, 5, 6, 8, 9, 10, 12, 13 & 14 Land North Of Hendredenny Drive Hendredenny Caerphilly

**APPLICATION TYPE:** Approval of Reserved Matters

#### SITE AND DEVELOPMENT

Location: The application site is to the north of the existing Hendredenny housing estate and adjoins Brigham Court, part of Hendredenny Drive, Dunraven Court, Rhuddlan Court, Chester Court, and Golwg y Coed. Hendredenny Ganol Farm lies to the north of the site.

Site description: At present the land consists of a number of fields used as pasture, bounded by hedgerows, and slopes down in a north-easterly direction towards Nant yr Aber.

Development: Reserved matters approval is sought following the grant of outline planning permission at appeal for 260 dwellings with open space. The layout shows the main vehicular access from Hendredenny Drive where it adjoins the site. Footpath and cycle links are shown into Rhuddlan Court and Chester Court. The road within the site would consist of a main access running from the south-east to the north-east corners, the steep topography of the site necessitating three major bends. There would be a number of culs-de-sac off that road, and a loop capable of accommodating buses would be incorporated at the southern end of the site to encourage the use of public transport. A link would be provided in the northern corner of the development to the Cwm yr Aber cycle path.

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## Application 19/0049/RM Cont'd

The housing across the site would be two-storey, apart from fourteen dwellings towards the centre of the development which the developer classes as 2.5-storey because they have rooms in the roof. Two hundred houses, consisting of two-, three- and four-bedroom dwellings would be for private market sale. Sixty houses, 23% of the total, would be for social rent (36 units) or low cost (24 units) housing, providing a mixture of one-, two-, three-, and four-bedroom dwellings. They would be clustered in eight locations of between 7 and 16 dwellings throughout the development. The majority of dwellings would have on-site parking, with three parking courts serving three of the clusters of affordable housing. All dwellings would have front and rear gardens.

Two local equipped areas of play (LEAP) and a MUGA are shown at the centre of the site adjacent to Rhuddlan Court. The development includes significant areas of informal open space, with a buffer zone around the entire scheme which would be a minimum of approximately 10 metres in width along the eastern boundary with the existing housing. There would be three drainage attenuation areas within these open spaces: one adjacent to Dunraven Court, one adjacent to Chester Court, and one at the bottom of the site running parallel with the former railway line.

The trees and hedges around the site would be retained, along with the one running westwards from Dunraven Court. Additional and replacement planting consisting of trees and hedges would be carried out as part of the scheme including four new hedges running across the site. An Ecological Enhancement Strategy Note has been prepared with regards to Bird and Bat Boxes and has been submitted as part of this reserved matters application. A Construction Environment Management Plan (CEMP) has also been prepared which includes a Himalayan Balsam Method Statement, details of any lighting during construction, and confirms that the oak tree identified as having bat roost potential is being retained. Hedgerows will only be removed outside the breeding bird season unless they have been checked by a competent ecologist first.

The development would be carried out in six phases commencing at the south-western end of the site, and progressing northwards.

The outline planning permission is subject to a section 106 obligation which in addition to the affordable housing referred to above, delivers the following:

- £300,000 to improve the frequency of the bus service
- £400 for each dwelling towards the purchase of a bike, or public transport vouchers
- £50,000 towards a travel planning service
- A cycle link and associated dropped kerbs, resurfacing, and street lighting
- £60,000 towards the ongoing maintenance of the LEAPs and the MUGA

Cont'd

Application 19/0049/RM Cont'd

Dimensions: The site has an area of 11.23 hectares, and on that basis the development would have a density of up to 23 houses to the hectare. The dwellings would be of the standard dimensions typical of modern volume house builders. Ridge heights would generally be between 7.5 and 8.5m. The 2.5-storey houses would have ridge heights of 9.5m, and due to the topography and the need to incorporate deadwork beneath the dwellings, some of the other house types would have ridge heights of that order as well. With regard to floor area, the smallest terraced dwelling would be 4.2m by 8.8m, whilst the largest detached house would be 9m by 10m.

The attenuation basins would measure 50m by 25m, 50m by 20m, and 105m by 15m. The maximum depth of water expected in the basins is 600mm biased on a 1 in 30 year storm event.

Materials: The design of the development reflects the standard house types typical of a volume housebuilder. Building materials consist of a mixture of red, buff and orange bricks, white render, and grey and brown tiles as seen within the existing Hendredenny estate.

## PLANNING HISTORY

Planning permission was refused in 1977 for a residential extension to the Hendredenny estate on the western two-thirds of the current site, the eastern boundary aligning roughly with Chester Court. The reasons were the coalescence of settlements, congestion at the Hendredenny Drive/St Cenydd Road Junction, and prematurity pending the approval of the Caerphilly Basin District Plan. An appeal against that decision was dismissed in 1978 with the inspector emphasising the highway concerns.

Outline planning permission was granted on appeal in May 2017 for a residential development of up to 260 dwellings with open space (this Council's reference 15/0412/OUT). In his report, the inspector considered a number of issues including:

- The effect of the development on the transport network, with particular reference to highway junctions in Hendredenny;
- Whether the proposed development would provide a suitable site for housing having regard to the principles of sustainable development and planning policies that seek to strictly control new development outside of settlement boundaries;
- Whether the development is inappropriate development in a green wedge, and if so, whether any very exceptional circumstances exist to clearly outweigh this harm; and
- The effect of the development on the character and appearance of the area with particular regard to its location within a Special Landscape Area.

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Application 19/0049/RM Cont'd

His overall conclusion was as follows.

"The proposed development will make a significant contribution to housing land supply, including affordable dwellings. Whilst outside of the settlement boundary, nonetheless the site lies in a sustainable location in terms of access to services, amenities and public transport, and would not cause unacceptable harm to its surroundings. I have also found that it will not materially harm the distinctive features and characteristics that make up the SLA. I consider, there is an overriding need for this development and when the above factors are considered in their totality, they constitute the very exceptional circumstances necessary to outweigh the conflict with the national and local planning policies previously referred to."

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside the settlement within a special landscape area (SLA) (NH1.3), a green wedge (SI 1.20), and a sandstone safeguarding area (SSA). To the north east the site is bounded by a site of importance for nature conservation (SINC) (NH3.159) within which is a cycleway (TR1.14).

Policies: There is a wide range of policies of relevance to the consideration of this application contained in the Local Development Plan. These are as follows:-

Strategy Policies.

SP3 Development Strategy, SP4 Settlement Strategy, SP5 Settlement Boundaries, SP6 Place Making, SP7 Planning Obligations, SP8 Minerals Safeguarding, SP10 Conservation of Natural Heritage, SP14 Total Housing Requirements, SP15 Affordable Housing Target.

Countywide policies.

CW1 Sustainable Transport, Accessibility and Social Inclusion, CW2 Amenity, CW3 Design Considerations Highways, CW4 Natural Heritage Protection, CW6 Trees, Woodland and Hedgerow Protection/LDP 4:Trees and Development, CW7 Protection of Open Space, CW10 Leisure and Open Space Provision, CW11 Affordable Housing Provision, CW15 General Locational Constraints, CW22 Locational Constraints Minerals, CW23 Mineral Site Buffer Zones.

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Application 19/0049/RM Cont'd

NATIONAL POLICY The Proposal should be considered in line with National Planning Policy and Guidance and in particular the requirements of:-

Planning Policy Wales (Edition 10, December 2018);

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 12: Design (2016).

Technical Advice Note 18: Transport (2007).

### 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? Yes. The developer has provided a coal mining risk assessment that is considered satisfactory by The Coal Authority.

### CONSULTATION

Transportation Engineering Manager - No objections subject to conditions.

Head Of Public Protection - No objections subject to conditions concerning the importation of soil, encourages the installation of electric vehicle charging points, and working hours for Saturday should be changed from 08:00-13:00 to 09:00-13:00.

Head Of Public Services - With regards to waste collections, most properties will have individual off road storage for two wheeled bins plus a food caddy.

Provision has been made for the flats/apartments with bin storage compounds which should be designed large enough to accommodate the above containers per individual premises. Where the storage compounds are at the kerbside, our teams will pull out and return the bins/caddies. However, where the compounds are set to the rear of the property, then the occupiers would be required to bring out the bins/caddies to the kerbside for collection and then return them thereafter.

Western Power Distribution - The applicant should be made aware that if they require a new connection or a service alteration, they will need to make a separate application to WPD.

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## Application 19/0049/RM Cont'd

The Coal Authority - Raises substantive concern at present because of a mine shaft entry near the north-western boundary. They are satisfied that the development is a sufficient distance from the entry, but the supporting information does not adequately demonstrate that it is outside the application site. In view of the public access to that part of the site, objection is raised until that matter is adequately addressed.

Ecologist - No objections in principle, but advice is provided in respect of bat and bird biodiversity enhancement, marginal and aquatic pond planting, proposed grassland, invasive species, and the protection of wildlife corridors.

Landscape Architect - Concern is expressed about the loss of a hedgerow that crosses the site. The majority of the public open space as the site is steeply sloping. Further details are needed about gates and means of maintenance access, fencing, and the pumping station. He is also disappointed with the lack of use of Sustainable Urban Drainage Systems, and two of the attenuation basins lack natural surveillance. Recommendations are made in respect of planting and management.

Senior Engineer (Land Drainage) - Confirms that the greenfield run off rate have been discussed and confirmed with the agent/developer. References are made within the drainage strategy to the detailed design, which does not seem to be supplied as yet, which include the finished drainage detail. This may affect the final principles and discharge rates. Requests the full hydraulic calculations, which include the summary and results of the storm event flood and pipe modelling. Details/drawings are also required regarding the drainage of the retaining walls. Confirmation documentation of the S104 agreement with DCWW (Welsh Water) is sought. Should the planning authority be minded to grant permission, it is recommended that a condition requiring drainage details should be imposed.

Parks And Open Spaces - The provision of two LEAPS and a MUGA is adequate. There are limited opportunities for movement around the site other than by formal highways and pavements, with little or no links between the green spaces identified on the plans. Due to the layout and design of open space within this development there are threats of encroachment at the rear of properties as well as the potential of littering etc.

Glam/Gwent Archaeological Trust - No objections to the development.

The Coal Authority - Raise no objection based on discussions with the applicants technical consultants regarding an alternative approach to mitigating the potential safety and stability risks posed by the recorded mine entry close to the northwestern boundary of the site.

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Application 19/0049/RM Cont'd

## ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and neighbour notifications have been sent out.

Response: Thirty-five letters of objection have been received, raising, in summary, the following objections.

### Summary of observations:

- Increased traffic congestion - 520 additional cars will be on the already congested roads, particularly at peak time
- Parking problems at the local school
- Concern about vehicular access through Rhuddlan Court
- Traffic calming should be introduced
- The proposed access is on a dangerous bend
- Affordable housing has been sited near existing houses leading to problems of privacy and security. The efficacy of proposed fencing is questioned, and consideration should be given to Article 8 of the Human Rights Act
- Why are parking courts provided when people are encouraged to use public transport?
- The land will be a building site for 6 to 7 years
- CCBC have advised residents in the past that this land will not be developed
- Heavy construction traffic will cause damage
- Construction and employee vehicles will be parked in the surrounding streets, and will be detrimental to pedestrian safety
- Access should be from the lane to the north
- Loss of green space and its health benefits
- Pressure on schools, GP and dental surgeries
- Light pollution - street lights should be on timers or motion sensors
- Noise, dust, air pollution, muddy roads and pavements
- Smell from pumping station
- Loss of property value
- Noise from the parking courts
- Impact of dust on asthma
- There is permission for almost 400 further houses in the Aber Valley
- Loss of wildlife
- What happens when the bus subsidy runs out?
- Car parking at railway stations is already full.

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Application 19/0049/RM Cont'd

### 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

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes. The private market housing at this development will generate the levy at a rate of £40 per square metre floorspace subject to indexation.

### ANALYSIS

Policies: Outline planning permission has been granted for up to 260 dwellings on this site, and therefore the principle of the proposal, and therefore the impact of the scheme on the local highway network, the SLA, the green wedge, and SSA, are acceptable from a planning point of view. The only matters that require further consideration are the details of the scheme, and their direct impacts on the locality.

The development would not have an unacceptable impact on the amenity of adjacent properties or land. A buffer with a minimum width of 10 metres between the existing properties and the proposed plots is incorporated along the southern boundary of the site. The majority of the new houses along that side of the development will be side-on to the existing houses, so there will be no direct overlooking. The exceptions will be five plots where their rear elevations will face Rhuddlan Court and Chester Court, but the minimum distance, house to house, will be 30 metres. The intervening distances, the orientation of the existing and proposed properties, as well as the retention of existing trees and hedges on the southern boundary will mitigate the impact of any changes in levels on the development site which will be up to 3 metres in some cases. The development is therefore acceptable in respect of policy CW2 of the LDP.

The access into the site is as shown on the illustrative plans that accompanied the outline permission. The design of the roads within the development is generally acceptable subject to some minor changes in respect of forward visibility, which can be secured by condition. The scheme is acceptable in respect of policy CW3.

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Application 19/0049/RM Cont'd

The submission is supported by an Ecological Avoidance, Mitigation and Enhancement Strategy, which includes an evaluation of the ecology of the site. A total of 260 bat and bird boxes will be incorporated into the scheme to enhance wildlife habitat in the area, which will include a mixture of bat boxes integrated into houses as well as ones on trees; house sparrow and house martin terraces; swift boxes integrated into houses, and bird boxes in trees.

Condition 9 of the outline permission requires an Oak tree with bat potential to be retained. The aforementioned Strategy confirms that the tree will be protected during construction and retained. Condition 10 addresses the retention and protection of trees and hedges at the site. Trees and hedges on the boundaries of the site will be retained and protected during construction. A hedge at the entrance to the site, and two within the site will be removed, one of which runs the width of the site from the southern to the northern boundaries. Any works will be undertaken by an appropriately qualified tree surgeon and with regard to the potential presence of roosting bats. Any works to trees or hedges proposed for the period March to July inclusive will be preceded by a survey by an ecologist to check for nesting birds. The landscaping scheme includes three hedges running north to south, wildflower grassland, ecological areas to encourage habitat diversity, and marginal and aquatic planting. The latter addresses condition 13 which related to the provision of marshy/wet grassland habitats within the site. The proposal is acceptable in respect of the aforementioned conditions and policies CW4 and CW6.

The level of formal open space provision is acceptable, and the Section 106 agreement secures funds for its maintenance. There will also be areas of informal open space between the new streets which will have amenity value, but they will be steep because of the existing topography of the site. The Council's Countryside team would not necessarily want to maintain those areas, in which case the applicants would set up a management company. The proposal complies with policy CW10.

Affordable housing is proposed in an acceptable manner and has been the subject of agreement with the Council's housing officers, and complies with policy CW11.

The proposal also seeks to discharge the requirements of conditions 5 (public open space and SUDS provision), 6 (surface water and land drainage), 8 (site investigation), 12 (landscaping) and 14 (refuse collection areas). Public open space provision is discussed above. The drainage provision is acceptable to Dwr Cymru Welsh Water. The site investigation is currently being carried out and the concerns of The Coal Authority referred to above are being addressed. Further information on this matter will be presented at Planning Committee. The landscaping scheme is generally acceptable subject to a number of minor amendments that can be secured by condition. There are no objections to the refuse collection arrangements.

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## Application 19/0049/RM Cont'd

Since the outline planning permission was granted, the main change to planning policy is the publication by Welsh Government of Planning Policy Wales 10, which contains an emphasis on placemaking and its contribution to well-being. The inspector concluded that the site lies in a sustainable location in terms of access to services, amenities and public transport, and the proposed details build on that by incorporating footpath and cycle access to the existing network, and encouraging access by public transport. The scheme includes a good level of open space for amenity and recreation, and although some trees and hedges will be lost, there will be a significant level of replacement planting, and habitat creation. The scheme is acceptable in terms of the revised PPW.

Comments from Consultees: There are no objections in principle from any consultees. A condition can be imposed to ensure that only clean material is imported onto the site, and an informative will be added to the decision notice encouraging the installation of electric vehicle charging points.

Ecological and landscape issue are acceptable, and minor changes to the scheme can be achieved by condition. The matters raised by the Land Drainage Engineer are already being pursued by Dwr Cymru Welsh Water who have not raised any objections to the scheme.

The main concern raised by the landscape officer is about the loss of a hedgerow within the site and the failure to use SUDS more widely. However, in view of the level of replacement and additional planting proposed, and the limitations placed on the development by the topography of the site, it would not be reasonable to refuse permission on these grounds.

Comments from public: As stated above, matters related to the principle of the development have been considered at the outline stage. Therefore, the concerns of the public in respect of increased traffic congestion, parking problems at the local school, loss of green space and its health benefits, pressure on schools, GP and dental surgeries, permission for almost 400 further houses in the Aber Valley, and car parking at railway stations is already full, do not prejudice the determination of this application. The other matters raised are considered in turn below:

- Concern about vehicular access through Rhuddlan Court - no direct vehicular access is proposed to that street.
- Traffic calming should be introduced - this is a matter for the Council's highways department should they consider there to be a need in the future. There is no calming on the estate at present, and there is no evidence that the proposed development would make it necessary.

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## Application 19/0049/RM Cont'd

- The proposed access is on a dangerous bend - there is good visibility in both directions at the proposed access, and the Council's Transportation Engineering Manager has no objections.
- Affordable housing has been sited near existing houses leading to problems of privacy and security. The efficacy of proposed fencing is questioned, and consideration should be given to Article 8 of the Human Rights Act - there is no planning reason to relocate the proposed affordable housing away from existing housing. Privacy issues have been addressed above. The orientation of the existing and proposed houses means that the levels of privacy will be acceptable from a planning point of view. The proposed affordable housing will include normal domestic fencing, which will provide adequate security. Article 8 of the European Convention on Human Rights provides a right to respect for one's private and family life, their home and their correspondence. The impact of the development on these matters has been adequately considered and the development is acceptable in those respects from a planning point of view.
- Why are parking courts provided when people are encouraged to use public transport? - the development still has to have an adequate level of parking provision.
- The land will be a building site for 6 to 7 years - this matter cannot be avoided, but a construction management plan will limit the impacts. The plan includes hours of operation of 0800 to 1800 on weekdays and 0800 to 1300 on Saturdays with no working on Sundays or Bank Holidays except for internal trades. The developer has agreed not to operate any machinery on site on Saturday until 9.00 a.m. The plan also addresses noise and dust control.
- CCBC have advised residents in the past that this land will not be developed - the site was outside the settlement boundary in the LDP, but outline planning permission has now been granted on appeal.
- Heavy construction traffic will cause damage - the road network is adequate to accommodate HGVs.
- Construction and employee vehicles will be parked in the surrounding streets, and will be detrimental to pedestrian safety - HGVs will be generated by the development but the construction management plan states that vehicles making deliveries to the site will be planned by the site manager to avoid peak traffic periods and the 'backing up' of lorries through the coordination and storage of materials to minimise unnecessary deliveries. At no point will offloading take place on the existing highway network.

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## Application 19/0049/RM Cont'd

- Access should be from the lane to the north - the illustrative plans showed access from Hendredenny Drive, as does the current application, and there are no highway objections to it.
- Light pollution - street lights should be on timers or motion sensors - street lighting will be installed to a standard considered adoptable by the highway authority.
- Noise, dust, air pollution, muddy roads and pavements - the construction management plan addresses these matters, and includes wheel washing and road cleaning measures.
- Smell from pumping station - pumping stations are a common feature of development, and any smell issues would be a matter for the environmental health department.
- Loss of property value - this is not a material planning consideration.
- Noise from the parking courts - parking courts are a normal feature of residential development, and their use will not cause a significant disturbance from a planning point of view.
- -Impact of dust on asthma - measures are proposed to control dust.
- Loss of wildlife - no objections in principle are raised by the Council's ecologist.
- What happens when the bus subsidy runs out? - the intention is to encourage the use of buses in the short term to change behaviour in the long term.

Other material considerations: The outline planning permission was granted subject to conditions about the following matters:

- The submission and implementation of the reserved matters
- No more than 260 dwellings to be built at the site
- Details of public open space and Sustainable Urban Drainage System
- Drainage details
- The implementation of the MUGA and LEAPs
- Site investigations in respect of instability and any remedial measures
- Protection of an oak tree
- Protection and enhancement of other trees and hedges
- Street lighting
- Landscape management

Cont'd

Application 19/0049/RM Cont'd

- The provision of a marshy/wetland habitat
- Refuse collection
- The provision of access to the site
- Notification of the commencement of development.

There will be no need to repeat any of those conditions on the reserved matters approval. Following discussion with the Council's landscape architect and ecologist, additional conditions are recommended in respect of:

- The installation of any gates or maintenance access.
- Landscaping to screen a 2.1m high security fence around the location of the mining shaft on the north-western side of the site.
- Fencing around the attenuation basins, and at the plots at the entrance to the site.
- The pumping station.
- Planting mix, width and protection.
- Details of hard landscaping.
- The maintenance of species rich grasslands.

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 shall be carried out in accordance with the following approved plans and documents:

18001.100 Rev Location Plan  
18001.101 Rev H Site Layout  
18001.102 Rev B External Works  
18001.103 Rev C External Works  
18001.104 Rev C External Works  
18001.105 Rev B External Works  
18001.106 Rev B Materials  
18001.107 Rev A Enclosures

Cont'd

Application 19/0049/RM Cont'd

18001.108 Rev B Storey Heights  
18001.109 Rev B Bin Storage & Collection Strategy  
18001.110 Rev B Affordable Housing Plan  
18001.112 Rev B Phasing Plan  
18001.113 Rev Existing Vegetation Plan  
18001.114.1 Rev B Street Scenes  
18001.114.2 Rev A Street Scenes  
18001.115 Rev B Adoption Plan  
House Type Pack Private (January 2019)  
House Type Pack Affordable (January 2019)  
GAR.01 Single Garage Floor Plans & Elevations (January 2019)  
11335/PB/15/SI Site Investigation (October 2015)  
18080.D100 Drainage Strategy (January 2019)  
18080-101 Rev D Proposed Levels  
18080-SK181 Rev E Lagoon 1  
18080-SK183 Rev C Lagoon 2  
18080-SK184 Rev B Lagoon 3  
18080-SK305 Rev A LEAP  
18080 Rev Cycle Link Sketch  
18080-SK300 Rev C S38 GA  
18080-SK 301 Rev C S38 Finishes  
18080-SK 303 Rev C S38 Levels  
18080-SK 305 Rev C S38 Tracking  
18080-SK 306 Rev C S38 Visibility  
18080-SK 307 Rev B Long Sections  
18080-SK 308 Rev B Long Sections  
Treescene Tree Survey (1st November 2018)  
Treescene Tree Constraints Plan (11/2018)  
Treescene Arboricultural Method Statement (21st January 2019)  
Treescene Tree Protection Plan (01/2019)  
Treescene Tree Retention/Removal Plan (01/2019)  
Ecology Solutions Ecological Avoidance, Mitigation and Enhancement Strategy  
(January 2019)  
891.01 Rev D Planting Plan (Sheets 1-4)  
891 Rev A Planting Management Plan  
Redrow Homes Rev C Construction Environmental Management Plan  
Integral Geotechnique Old Gas Main and Trial Shaft Report (10th April 2019)  
Ecology Solutions Consultation Comments Ecology Response including Plan  
ECO1 Bat & Bird Boxes (April 2019).  
REASON: To ensure that the development is carried out only as approved by the  
Local Planning Authority.

Cont'd

Application 19/0049/RM Cont'd

- 02) Prior to the installation of any gates or maintenance access, to any landscape areas or attenuation features, details of their appearance and size shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of visual amenity.
- 03) Notwithstanding the planting plan approved under Condition 1, native hedgerow planting shall be increased in width to a minimum of a triple staggered row, 1.5m wide bed, with a native hedgerow mix with a minimum of 7 plants per linear metre and planted with the below species rich mix;  
Corylus avellana 64% planted on the two outer rows, with the remainder 36%, middle row, planted with the following 6 native species;  
Acer Campestre 5%  
Crataegus monogyna 5%  
Ilex aquifolium 4%  
Lonicera periclymenum 6% planted singly.  
Prunus spinose 5%  
Rosa canina 5%  
Viburnum opulus 6%  
Marginal planting shall be a broader native mix including established native marginals, grown on pre-planted coir mats. Aquatic planting: the Persicaria amphibia and Veronica beccabunga shall be substituted with Arrowhead (Sagittaria sagittifolia) Water Crowfoot (Ranunculus aquatilis) or a native alternative. Screen planting shall be carried out adjacent to the security fencing around the former mine shaft. Prior to the aforementioned planting being carried out, details shall be submitted to and agreed with the local planning authority. The planting shall be carried out in accordance with those details.  
REASON: In the interests of visual amenity

Cont'd

Application 19/0049/RM Cont'd

- 04) Notwithstanding the planting and management plan approved under Condition 1, prior to any planting taking place details of an amended plan taking account of the following points shall be submitted to and agreed with the local planning authority:
- The type of guards and maintenance, and removal when no longer required.
  - Stockproof fencing with suitable gated access to accommodate maintenance, and all fencing will require maintaining and removal at the end of the 5 years defects period.
  - Composted bark mulch to be maintained to 75mm depth for all trees and hedgerows within soft landscaped areas.
  - Species rich grassland to be cut in late summer/early autumn and the arisings removed no later than 24 hours after a cut. Tussocky grassland to be cut once a year in perpetuity and the arisings removed after two days, to prevent it reverting to scrub.
  - Monthly litter, debris and other detritus removal.
  - Signs to inform residents of the establishment, management and maintenance of hedgerows.
  - The landscaping shall be carried out in accordance with those agreed details.
- REASON: In the interests of visual amenity
- 05) Prior to construction of the cycle ramp details of the hard landscaping including any street furniture, bollards, seating / resting points along with handrails shall be submitted to and agreed with the local planning authority. The development shall be carried out in accordance with the agreed details prior to the occupation of any dwellings in Phase 6 of the development.
- REASON: In the interests of visual amenity
- 06) Prior to its installation, details of the proposed pumping station shall be submitted to and agreed with the local planning authority. The development shall be carried out in accordance with the agreed details.
- REASON: In the interests of visual amenity.
- 07) The landscaping and planting approved in accordance with this consent and any of the conditions of this consent shall be carried out for each phase of the development within the first planting season following the completion of that phase. Any trees or plants that die or become diseased within 5 years of the completion of each phase of the planting shall be replaced with trees and plants of the same species within the same or the next planting season.
- REASON: In the interests of visual amenity.

Cont'd



Application 19/0049/RM Cont'd

- 08) 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.
- 09) Each dwelling shall not be occupied until the area indicated for the parking of vehicles for that dwelling 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

