

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0772/LA 25.09.2019	CCBC Mr H John Ty Penallta Parc Tredomen Tredomen Ystrad Mynach Hengoed CF82 7PG	Construct athletics track at existing sports field to include floodlighting, fencing and associated works Sports Ground Brynhoward Terrace Oakdale Blackwood

**APPLICATION TYPE:** Local Authority Application

### SITE AND DEVELOPMENT

Location: The application site comprises the existing school playing field located to the east of Rhiw Syr Dafydd Primary School in Oakdale.

Site description: The application site is a rectangular shape measuring 140 metres in length from east to west, and 65 metres in depth from north to south. The site is bounded to the west by the Primary School which it serves, and to the north, south and east by existing residential development.

Development: It is proposed to create a permanent 300 metre running track and associated athletics facilities, e.g. long jump pit, throwing cage, shot put area, javelin lane, etc. Two storage units are also proposed at the western extent of the track. These units will be used to store equipment associated with the proposed use. The area inside the track will remain grassed to allow dual use by the school for various pitch sports. This grassed area measures 50 metres x 95 metres.

It is also proposed to erect eight floodlighting columns to illuminate the athletics track. These columns have a height of 15 metres with four placed along the northern edge of the track and four along the southern edge.

Dimensions: The athletics track measures 300 metres in total circumference and the development occupies an area of approximately 0.9 hectares in total.

Materials: All weather athletics track.

Ancillary development, e.g. parking: The boundary fence along the northern boundary of the site will be relocated within the site, and a new 1.8 metre high mesh fence will be erected along the southern boundary of the site.

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PLANNING HISTORY 2010 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary and outside albeit adjacent to the Oakdale Conservation Area.

Policies:

Strategic Policies

Policy SP2 Development Strategy (Northern Connections Corridor);  
Policy SP4 Settlement Strategy;  
Policy SP5 Settlement Boundaries;  
Policy SP6 Place Making.

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion;  
Policy CW2 Amenity;  
Policy CW3 Design considerations (Highways);  
Policy CW4 Natural Heritage protection;  
Policy CW5 Protection of the Water Environment;  
Policy CW6 Trees, Woodland and Hedgerow Protection;  
Policy CW10 Leisure and Open Space provision;  
Policy CW15 General locational constraints.

Supplementary Planning Guidance

LDP4: Trees and Development

NATIONAL POLICY

Planning Policy Wales (Edition 10, December 2018);  
Technical Advice Note 5: Nature Conservation and Planning (2009);  
Technical Advice Note 12: Design (2016);  
Technical Advice Note 16: Sport Recreation and Open Space (2009);  
Technical Advice Note 18: Transport (2007).

NATIONAL POLICY

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## ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

## COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No the site is located entirely within the Low Risk Coal Mining Legacy area.

## CONSULTATION

Sport Wales - Query why athletics is taking precedence over pitch sports. However, as a large grassed area will be retained inside the running track (measuring 50m x 95m) it is considered that adequate grassed area is retained to allow pitch sports to be enjoyed by pupil of the existing primary school.

Dwr Cymru - Provide advice to the developer regarding potential unrecorded utilities in the area.

Police Architectural Liaison Officer - No comment.

Rights Of Way Officer - Raise no objection on the basis that the proposal does not impact on a public right of way.

Parks And Open Spaces - No comment.

Principal Valuer - No comment.

Head Of Public Protection - No objection subject to conditions relating to lighting levels and hours of use.

Senior Engineer (Land Drainage) - Confirm that as the proposed development area exceeds 100 square metres SAB approval will be required.

Landscape Architect - No objection subject to a condition relating to boundary vegetation enhancement.

Ecologist - Based on the submitted ecological surveys requests several conditions be attached to any permission in the interests of biodiversity.

Transportation Engineering Manager - No objection subject to conditions.

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Head Of Public Protection -

CADW - No objection.

Conservation & Design Officer - No objection subject to the proposed storage containers and boundary mesh fencing being painted a suitable colour and a light management scheme for the proposed floodlights to ensure no unacceptable impact on the surrounding area.

Senior Engineer (Land Drainage) -

### ADVERTISEMENT

Extent of advertisement: 48 nearby properties were consulted by way of letter and site notices were displayed in several locations near the application site.

Response: 45 letters of objection have been received. 30 of these were duplicate copies of the same letter signed by various residents.

### Summary of observations:

- The description of development is not accurate by indicating that the site is already a play area and running track.
- The lighting levels should meet the lighting levels indicated in the ILE Guidance notes for the reduction of obstructive light: 2011.
- No changing facilities proposed and use of existing school for these facilities will raise safeguarding issues.
- The School changing facilities are not large enough to support the proposed use.
- Environmental health issues if there are no changing facilities.
- There will not be sufficient recreational space to serve the school.
- The site is not large enough to accommodate the proposals and boundaries will need to be moved.
- The Application Form indicates parking is not relevant to the proposals.
- Increased traffic will adversely affect highway safety.
- Increased vehicular turning on local highway network will adversely affect highway safety.
- Insufficient parking provided on site.
- Reduce the amount of on-street parking available.
- Adverse impact on wildlife/bats.
- Harmful noise pollution.
- Harmful light pollution.
- The track being used during the evening will harm neighbouring amenity.
- Adverse impact on value of surrounding properties.

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- No consultation prior to application with the community.
- Inadequate consultation during life of planning application.
- Impact of Construction Phase of development will be harmful to amenity (i.e. noise, traffic, pollution, dust impact).
- Loss of view.
- School access results in a lack of on-street parking availability.
- The proposed development will result in the loss of on-street parking.
- Impact of health of occupants of surrounding properties.
- The development will result in increased noise level which will be harmful.
- Queries relating to SAB application (what is it).

### 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?

Crime and disorder are not considered to be an issue for this application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A Preliminary Ecological Appraisal and Phase 1 Habitat Survey have been undertaken. Based on the findings of these reports the Council's Ecologist requests several conditions be attached to any planning permission in the interests of biodiversity.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance.

### Background to Oakdale Athletics Track

Sport Caerphilly highlighted a gap in athletics provision in this area. This new facility presents an opportunity to develop both recreation and competitive sport linking with our local clubs. The Athletics hub will provide support to Rhymney Valley Athletics club who currently operate in a number of not fit for purpose facilities specifically for athletics within the Authority. The Primary school site already has fit for purpose changing rooms with external access which are currently not used after school hours. The proposal would also allow access for the Athletics community to other facilities within the school for training and development purposes.

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The main issues to be considered in relation to this proposal, which will be discussed in turn below, are:

- Principle of the development;
- Impact on the visual amenity of the surrounding area and Oakdale Conservation Area;
- Impact on nearby residential amenity in terms of light and noise;
- Traffic generation and car parking provision to serve the proposed use;
- Impact on ecology.

#### Principle of the development

The application site comprises the existing school playing fields that serve Rhiw Syr Dafydd Primary School. The application site is already used for recreation and therefore the principle of the use is already established. The proposed development will create an all-weather athletics facility for use by the school and the local Athletics Club.

Impact on the visual amenity of the surrounding area and Oakdale Village Conservation Area.

Policy CW2 (Amenity) of the adopted Local Development states that (sic):

- Development proposals should not have an unacceptable impact on the amenity of adjacent properties or land;
- Would not result in over-development of the site and/or its surroundings;

Given the nature of the development, i.e. an all-weather track at ground level, the main element of the proposal will have very limited impact in visual amenity terms. The elements of the proposal that will have the greatest visual impact are the eight x 15 metre high floodlighting columns surrounding the proposed facility. The northern boundary of the site is defined by an established hedgerow containing numerous mature trees that will act as a significant screen to the proposed development when viewed from Syr Dafydd Avenue to the north of the site. The elements of the proposal that will be viewable from the properties along the southern boundary of the site, i.e. the properties adjoining the site on Prior's Gate and Pen-Y-Fan Way, will comprise of the floodlighting columns, open mesh cages associated with field disciplines, e.g. hammer throw, and two storage containers. Given the layout and limited scale of these elements, it is not considered that they will have a detrimental impact on the visual amenity of the surrounding area. For these reasons it is considered that the proposed development accords with Criteria (i) and (ii) of Policy CW2 (Amenity) in terms of visual amenity.

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### Oakdale Village Conservation Area

In relation to the Oakdale Village Conservation Area, the Conservation Area boundary takes the line of Maes-y-garn Road southwards from Syr Dafydd Avenue and includes a row of terraced housing along Syr Dafydd Avenue up to and including 1-20 Brynhoward Terrace and the former Old Church, that directly overlook the sports ground. It is these areas within the conservation area that may be specifically affected by the proposed athletics track and its associated works.

Section 72 of Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

- 'Under the local planning authority's general duty in respect of conservation areas in exercise of its planning functions that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Planning Policy Wales Edition 10 Dec 2018 states in para 6.1.14 that:

- 'There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance is to be preserved or enhanced and their heritage value is to be fully realised.'

#### 6.1.15

- 'There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level. In exceptional cases, the presumption may be overridden in favour of development considered desirable on public interest grounds.'

The Council's Design and Conservation Officer states that the proposed works are considered to have a slight impact upon the setting of the Oakdale Village Conservation Area. No objection is raised to the proposed fencing provided that it is all powder-coated with a muted green finish, so that it will blend in sympathetically and in keeping with the grassed area and adjacent neighbouring area. Similarly, no objection is raised to the proposed storage containers subject to them being painted a muted green colour. These matters will be controlled by way of condition.

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Impact on nearby residential amenity in terms of light and noise.

Policy CW2 (Amenity) also relates to impact on residential amenity. In terms of the main impact from the proposed development they are considered to be impact from the proposed floodlighting and noise impact from users of the proposed facility. These matters are discussed in turn below.

Light.

Technical Advice Note (TAN) 16: Sport, Recreation and Open Space provide advice in relation to new sporting facilities.

Paragraph 4.7 states:

- "The provision of floodlighting at sport and outdoor recreational facilities can allow for more efficient use of such facilities through extended opening hours. However, when determining planning applications, local planning authorities should ensure that the amenity of people living nearby is fully considered, and there is no unacceptable adverse impact on the character of the locality, including its visual amenity, or on features of nature conservation importance. Any permission granted may need to be subject to conditions, for example, limiting the hours during which the lights may be operated and/or the frequency of their use, or requiring the installation of downlighting, lit floorscapes, shielding or of particular types of light. Modern lighting systems can greatly reduce glare and stray light."

The application as originally submitted was accompanied by a Lighting Report prepared by an independent lighting consult (Thorn) providing an obtrusive light assessment in terms of its potential impact on nearby residential properties, and in particular, the properties located along the southern boundary of the site. The light scheme as originally submitted proposed using lamps that emit up to 200 Lux. However, on the advice of the Environmental Health department, these lamps have been reduced to a maximum of 125 Lux. These amendments have been reflected in a revised obtrusive light assessment with the aim of complying with the relevant Guidance Notes for the Reduction of Obtrusive Light GN01:2011. At the time of this report these details are yet to be agreed, and therefore the outcome of this revised report will be reported verbally at Planning Committee. Notwithstanding this, it is considered that the matter could, if necessary, be appropriately controlled by way of condition.

On the basis of the above, it is considered that the proposal is acceptable from a potential light pollution perspective. A condition will be attached to the permission requiring that the floodlights be turned off a maximum 15 minutes after activities at the site cease.

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## Noise.

In relation to potential noise impact, paragraph 4.4 of Technical Advice Note (TAN) 16: Sport, Recreation and Open Space states:

- "Local planning authorities should assess the compatibility of noise generating recreational and sporting activities with other uses. The siting, location and intensity of use of such activities should be given special regard in order to minimise their impact on the amenity of local residents and on the surrounding area. Local planning authorities need to balance the positive contributions of leisure pursuits to the area and user enjoyment, against local environmental quality and possible nuisance to other people."

The increased noise impact associated with the development will primarily occur outside of existing school hours (on the basis that the playing field is used for recreation by the school at present). The proposed hours of use of the facility are 09.00 - 21.00 from Monday - Friday, and 09.00 - 19.00 on Saturdays and Sundays. With regard to potential noise impact, the Council's Environmental Health department have made the following points:

- Given the scale of the development, the increased use of the facility is not foreseen to have an adverse impact on the nearby residential vicinity.
- Although the use isn't currently formalised, the use is established and could be utilised for activities outside the normal school hours for sport should the school wish to allow in the early/late evening in summer months in particular.
- The site is going to be utilised by one external local athletics club, broadly for training purposes. In addition, the use of the facility is controlled for school pupils and athletic club members.

On this basis, given the nature of the proposed use, coupled with the proposed hours of operation, it is not considered that the development will have an unacceptable noise impact on nearby properties to a degree to warrant a refusal of planning permission.

Traffic generation and car parking provision to serve the proposed use.

The applicant has provided information to the Council's Highways Department outlining parking provision within the existing school grounds to serve the proposed use. This information included the following points:

- The school site has parking for 68 cars, and outside the main gate there is also a layby used for drop off and pick up, this being large enough for a 59 seater coach.

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- Currently the athletics club have 187 active athletes based at 151 addresses, 10 of which are within reasonable walking distance. Training is spread over 4 nights and we have received reassurances from the club that no more than 50 cars will attend at any one time.
- It is acknowledged that the school also run community activities including Tae Kwon Do and Dancing and though these classes attract between 50 and 60 participants, during a recent car counting exercise no more than 9 filled parking spaces were noted at any one time.
- To mitigate any bulge in traffic numbers around start and end of sessions it is proposed that athletics sessions and school extracurricular activities would be staggered e.g. Athletics start at half past the hour while school activities start on the hour.
- It is also proposed that parking at Islwyn High School be utilised for competition and other events where high numbers of participants are expected. The sites are approximately 13 minutes apart by walking along good paths. Stewards would be enlisted as required to ensure this arrangement is carefully managed.
- An Event Management Transport Strategy (EMTS) shall be developed to capture arrangements required to manage participants and spectators travelling to and from Oakdale Athletics Track.

On the basis of this submitted information, the Transportation Engineering Manager raises no objection to the proposed development subject to conditions. These conditions shall include a scheme to be submitted and agreed in relation to the construction phase of the proposed development. The proposal is therefore acceptable in relation to Policy CW3 (Design Considerations - Highways) of the Local Development Plan.

Impact on ecology.

The Council's Ecologist made the following comments in relation to the proposed development:

- A Preliminary Ecological Appraisal has been undertaken by B E Ecological Ltd at an appropriate time of year. A number of habitats were recorded on and around the survey area. These habitats included; a building, amenity grassland, hedgerow (unmanaged) and wall (rubble pile). The report also identified the site as having habitats suitable for bats, birds, reptiles and amphibians. The Phase 1 Habitat Survey was carried out in May 2019.

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- The main area of the proposed playing field is of a generally low ecological value. Whilst it is possible that there may be a small population of reptiles present within the hedgerow boundaries and long grass around the site boundary, it is likely to be of low numbers due to the managed nature of the site. Any pruning works to the hedgerow must be undertaken outside of the breeding bird season unless the vegetation is checked by a suitably qualified ecologist for the presence of nests. There are no structures or trees suitable for roosting bats on the site. Bats use the boundary hedgerows for commuting and foraging purposes. Habitats should be retained whenever possible. No direct lighting of the northern, eastern and western boundaries in order to protect foraging and commuting bats. The running track will be lit to allow evening use. However, all lights must face the track and be directed away from vegetated boundaries.
- The rear gardens of the properties in Priorsgate are well used by foraging and commuting bats. There are records for common Pipistrelle, Soprano Pipistrelle and Brown Long Eared bats using the hedgerow boundaries and the rear gardens of Priorsgate. This foraging area could be affected by the noise if the running track is to be used for competitions particularly as it will be available to be used up until 9:15pm.

On the basis of the comments of the Ecologist, several conditions are proposed to minimise the impact on biodiversity.

#### Conclusion.

Based on the relevant local and national planning policies and guidance outlined above, as well as all material planning considerations, the proposal represents an excellent opportunity to provide a much needed local sporting and recreation facility to serve the existing school and local athletics club without having an unacceptable impact on the amenity of the surrounding area or residents.

Comments from Consultees: No objection has been raised by consultees subject to the imposition of conditions and advice being forwarded to the developer. The comments of consultees are summarised elsewhere in this report.

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Comments from public:

- The description of development is not accurate by indicating that the site is already a play area and running track. Whilst it is accepted that the site is not occupied all year round by a running track, a running track is created and used during summer months. The site is the playing field for the adjacent school and therefore such activity and associated noise on the site is established.
- The Lighting levels should meet the lighting levels indicated in the ILE Guidance notes for the reduction of obstructive light: 2011. The flood lighting proposed has been assessed by the Environmental Health department. They have confirmed the lighting should be limited to 125 Lux levels and that this is an acceptable lighting level at the site and will not result in an adverse impact on neighbouring properties. This level of lighting meets the ILE Guidance notes for the reduction of obstructive light: 2011.
- No changing facilities proposed and use of existing school for these facilities will raise safeguarding issues. As the facility is Local Authority owned and run, appropriate safeguarding measures will be put in place and maintained.
- The School changing facilities not large enough to support the proposed use. There is no evidence to support this statement.
- Environmental health issues if there are no changing facilities. As the site will be owned and operated by the Local Authority this matter will be appropriately controlled.
- There will not be sufficient recreational space to serve the school. The running track will have dual use for the school and the athletics club and, therefore, the level of recreation space serving the school will not be reduced. Furthermore, the school fully support the scheme and recognise it as an additional facility for pupils. The creation of a permanent running track will allow athletics to be enjoyed during winter months as well as summer months.
- The site is not large enough to accommodate the proposals and boundaries will need to be moved. The site plans as submitted indicate that the proposals can be accommodated within the identified site (as defined by the Site Location Plan) and the boundaries do not need to be repositioned.
- The Application Form indicates parking is not relevant to the proposals. The application has indicated no additional parking is proposed since the existing school car parking facilities will be utilised to serve the running track.

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- Increased traffic will adversely affect highway safety. Based on the submitted information the Transportation Engineering Manager raises no objection to the proposed development.
- Increased vehicular turning on local highway network will adversely affect highway safety. The Transportation Engineering Manager raises no objection to the proposed development and on this basis the proposal is considered to be acceptable from a highway safety perspective.
- Insufficient parking provided on site. The applicant has submitted information relating to car parking provision. On this basis the Transportation Engineering Manager raises no objection.
- Reduce the amount of on-street parking available. The Transportation Engineering Manager is satisfied that appropriate provision is available to serve the proposed development. Furthermore, extra measures will be put in place during competitions to accommodate additional traffic, i.e. car parking will be utilised at Islwyn High School, with stewards directing competitors and spectators to the application site via a 13 minute walk safe route.
- Adverse impact on wildlife/bats. Based on the submitted ecology surveys the Council's Ecologist raises no objection to the proposed development subject to conditions.
- Harmful noise pollution. Based on the nature and scale of the proposed use, the Head of Public Protection raises no objection to the proposed development.
- Harmful light pollution. Based on the originally submitted obtrusive lighting report, the Head of Public Protection requested amended details of lamps emitting a lower Lux level, i.e. 125 as opposed to 200. The views of the Head of Public Protection in relation to this amended scheme will be reported verbally to Planning Committee. However, if necessary a condition can be attached to any permission to control this matter. As the facility will be owned and operated by the Local Authority and appropriate level of control over this matter will be retained at all times.
- The track being used during the evening will harm neighbouring amenity. Noise and light impact have been discussed and addressed in detail above.
- Adverse impact on value of surrounding properties. Devaluation of neighbouring properties is not a material planning consideration.

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- No consultation prior to application with the community. For a development of this scale the developer is not required to consult neighbouring properties.
- Inadequate consultation during life of planning application. Neighbour consultation was undertaken in accordance with The Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
- Impact of Construction Phase of development will be harmful to amenity (i.e. noise, traffic, pollution, dust impact). Conditions will be attached to the permission to control this aspect of the development to an acceptable level.
- Loss of view. Whilst the development will have limited impact by virtue of its nature, i.e. a track at ground level, the proposed floodlighting columns will be visible. However, loss of view is not a material planning consideration.
- School access results in lack on street parking availability. As discussed above, the Transportation Engineering Manager is satisfied that appropriate off-street parking provision to serve the proposed development can be provided within the school grounds.
- The proposed development will result in the loss of on-street parking. This is addressed above.
- Impact of health of occupants of surrounding properties. The Head of Public Protection raises no objection to the proposed development and considers the light and noise impacts to be acceptable in relation to nearby residential properties.
- The development will result in increased noise levels which will be harmful. The Head of Public Protection raises no objection in this regard.
- Queries relating to SAB application (what is it) - SAB approval relates to seeking approval on drainage details from the Sustainable Urban Drainage (SuDs) Approval Body, i.e. the Land Drainage Authority. As the development area is in excess of 100 square metres separate SAB approval is required. This will ensure that the development does not have a detrimental impact on land drainage in the surrounding area as a result of the development.

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- Why was no noise impact assessment undertaken. Environmental Health have confirmed that given the scale of the development, the increased use of the facility is not foreseen to have an adverse impact on the nearby residential vicinity. Although the use isn't currently formalised, the use is established and could be utilised for activities outside the normal school hours for sport should the school wish to allow in the early/late evening in summer months in particular. In addition, the use of the facility is controlled for school pupils and athletic club members.

Other material considerations: Paragraph 4.5.1 of Planning Policy Wales (10th Edition) states that

- "Recreational spaces are vital for our health, well-being, amenity and can contribute to an area's green infrastructure. They provide a place for play, sport, healthy physical activity and a place to relax often in the presence of nature, and they contribute to our quality of life. Networks of high quality, accessible green spaces and recreation spaces will also promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate in a wide range of physical activities. These activities are important for the well-being of children and adults and for the social, environmental, cultural and economic life of Wales".

The proposal will create a much needed facility for the school as well as the local athletics club that will contribute to the well-being of children and adults in the area.

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.

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- 02) The development shall be carried out in accordance with the following approved plans and documents:  
Drawing No. A01 - Location Plan, received 16.09.2019;  
Drawing No. A02 - Proposed Layout, received 16.09.2019.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Notwithstanding the submitted plans, no works whatsoever shall commence until revised details of the proposed temporary construction access onto Brynhoward Terrace have been submitted to and approved in writing by the Local Planning Authority. These details shall specify the permanent materials to be used for the construction of the temporary access, a detailed design of the gradients between Brynhoward Terrace and the access into the site, and what measures will be used to prevent mud/debris/water from discharging onto the highway during the construction works. These details shall also include a timetable for the removal of the temporary access works, following the completion of construction works for the facility, to reinstate the existing maintenance access to its current form. The access shall be completed in accordance with the agreed details prior to the commencement of any other works.  
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2021.
- 04) Notwithstanding the submitted details, beneficial use of the athletics track shall not commence until an Events Management Strategy Plan has been submitted to and agreed in writing with the Local Planning Authority. The plan shall be designed to minimise any adverse effect on the highway network surrounding the site during training sessions and during special event/tournament days.  
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2021.
- 05) Notwithstanding the submitted plans, no works shall commence on site until after a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide details of the contractor's parking provision within the site, details of HGV delivery movements in terms of size, duration and number of vehicles, the provision of a suitable turning area within the site and how safe egress from the site in terms of visibility from the temporary access onto Brynhoward Terrace will be ensured. All construction works shall thereafter be undertaken in accordance with the approved plan.  
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2021.

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- 06) The use of the facilities hereby permitted shall only take place during the following times: 09.00 hours to 21.00 hours Monday to Friday, and 09.00 hours to 19.00 hours on Saturdays and Sundays.  
REASON: In the interests of residential amenity.
- 07) The use of the floodlights hereby permitted shall only take place during the following times: 09.00 hours to 21.15 hours Monday to Friday, and 09.00 hours to 19.15 hours on Saturdays and Sundays.  
REASON: In the interests of residential amenity.
- 08) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG 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) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.  
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.
- 10) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.  
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.
- 11) No development or site/vegetation clearance shall take place until a detailed 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.

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- 12) Prior to the commencement of works associated with the development hereby approved, a 5 year hedgerow management plan, which shall include details of the timing of its implementation shall be submitted to the Local Planning Authority for approval. That plan shall include the timing of its implementation.  
REASON: In the interests of biodiversity conservation and 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 (2018) and TAN 5 Nature Conservation and Planning (2009).
- 13) Prior to the development commencing, a lighting scheme shall be submitted to and agreed, in writing, with the Local Planning Authority. That scheme shall indicate the type and positioning of luminaries, and a plan indicating expected illuminance levels both on and off site. The lighting shall thereafter be installed and maintained in accordance with the agreed scheme and no additional lighting shall be installed without the approval of the Local Planning Authority.  
REASON: To ensure that proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity, and in the interest of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2021.
- 14) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision for roosting bats and breeding birds in the boundary hedgerows and trees at the sports ground, Brynhoward Terrace, Oakdale, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new running track hereby approved is first utilised.  
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 (2018) and Tan 5 Nature Conservation and Planning (2009).
- 15) Prior to the erection/installation of the proposed fencing and storage containers hereby approved details of the materials and colours 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.

Cont'd

- 16) Prior to the commencement of works onsite, details of the proposed floodlighting columns, including their proposed colour, shall be submitted to the Local Planning Authority for their written approval. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of visual amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2021.

Advisory Note(s)

Please find attached the comments of The Council's Ecologist, The Landscape Architect Officer, Dwr Cymru/Welsh Water, The Coal Authority, The Design and Conservation Officer, The Rights of Way Officer that are brought to the applicant's attention.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

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).

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Planning Application 19/0772/LA

**WARNING:**

**SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.**

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m<sup>2</sup> or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511

Email: [drainage@caerphilly.gov.uk](mailto:drainage@caerphilly.gov.uk)

Website: [www.caerphilly.gov.uk/sab](http://www.caerphilly.gov.uk/sab)

