

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0571/FULL 24.07.2012	Llandaff Diocesan Board Of Finance 39 Cathedral Road Cardiff CF11 9XF	Convert former rectory into two affordable houses and erect residential development of 6 dwellings The Rectory And School Site High Street Nelson Treharris CF46 6HA

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The application property is situated on the southern side of High Street opposite St John's Church.

Site description: The application site comprises the curtilage of the former rectory and the site of the former Llanfabon School. This is a relatively flat site with the curtilage of the rectory to the front of the site and the school to the rear. The rectory building is sited approximately 20m back from the road frontage and in the middle of the garden area with all of the former school buildings having been demolished some time ago. The rectory is bounded by a dry stonewall with separate pedestrian and vehicular access gates whilst the former school has a concrete block wall to the exterior.

This is a mainly residential area with a mixture of bungalows and two storey dwellings surrounding the site with the church to the north on the opposite side of High Street. The properties to the west at Rose Cottages are at the same ground level as the application site whilst the dwellings to the south at High Close and to the east at High Street are at lower ground levels.

Development: The application seeks full planning consent for residential development of the site. The development will incorporate the conversion of the rectory into two affordable housing units and the erection of 6 dwellings on the site of the former school. The site will be accessed using the existing gated access to the rectory with a new access road curving around the retained rectory and serving the new dwellings to the rear of the site. The access will necessitate the demolition of the front and rear stone boundary walls to the rectory and this is the subject of a separate application for conservation area consent. The access will be 5.5m wide with a 2m footway for the first 15m then reducing down to a 4.8m wide shared surface with a hammerhead at the southern end.

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The former rectory is to be converted into two two-bedroom affordable units with lounge, WC and kitchen/dining room on the ground floor and two bedrooms and a bathroom on the first floor. Two small modern, lean-to extensions to the rear of the building are to be demolished as part of the proposal with a small two-storey extension being erected in order to 'square the building off' internally.

The new dwellings will be large five bedroom dwellings on three storeys with accommodation in the roof space. All of the plots will have sunroom extensions to the rear (with Plots 1 and 2 being to the side) and Plots 3, 5 and 6 having first floor extensions above the sunrooms. Plots 1 to 4 have single detached garages with Plots 5 and 6 having double garages and Plots 7 and 8 having car-parking areas.

Plots 1 to 6 are to have 1100mm high dwarf walls with metal railings attached to the front boundaries with 1500mm high brick screen walls to garden areas. A new stonewall is to be erected to the site frontage and to the front boundary of the former rectory and the side boundary of Plot 6. A number of existing trees on site are to be retained with new shrub planting also being provided to highway verges.

An open space area will also be created to the front of the site, which will be enclosed within a dry stonewall and landscaped in order to provide a buffer between the dwellings and the highway.

Dimensions: The site has overall measurements of 105m deep by 55m wide. The Rectory measures 12.5m long by 9.7m wide by 7.3m high with the two-storey extension measuring 4m long by 1.8m wide. The new dwellings measure 8.5m long by 8.6m wide by 8.5m high. The sun rooms/extensions measure 3.6m by 3.3m.

Materials: The new dwellings are to be finished in render with man made riven black slates and clay brick chimneys with hardwood windows and doors and metal rainwater goods.

Ancillary development, e.g. parking: None.

## PLANNING HISTORY

5/5/91/0601 - Construct an access onto the public highway - Granted 04.12.91.

5/5/92/0522 - Cut down, top and lop trees - No objection 09.10.92.

5/5/93/0701 - Erect three detached houses - Granted 08.12.93.

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P/05/1228 - Construct two groups of three detached private dwellings - Refused 15.02.06.

07/1333/TCA - Fell Tree - Prior approval not required - 27.11.07.

12/0550/CON - Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) - Not yet determined.

## POLICY

### Site Allocation

Local Development Plan: Within settlement limits.

### Policies

Local Development Plan: SP2 (Development Strategy in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), SP15 (Affordable Housing Target) CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP6 Building Better Places to Live gives advice on all levels of development.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: -

"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions".

National Planning Guidance contained in Technical Advice Note (TAN) 2 Planning and Affordable Housing and TAN 12 - Design.

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### CONSULTATION

Nelson Community Council - No objection.

Dwr Cymru - No objection subject to conditions.

Police Architectural Liaison Officer - No objection.

Glam/Gwent Archaeological Trust - No objection.

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to conditions.

Conservation & Design Officer - No objection subject to conditions.

CCBC Housing Enabling Officer - No objection subject to 25 % affordable housing being provided as part of the scheme, secured by a Section 106 Agreement.

Countryside And Landscape Services - No objection subject to conditions.

Natural Resources Wales - No objection subject to conditions.

### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: 13 letters of objection and a petition containing 17 signatures were received in respect of the application.

### Summary of observations:

1. Objection to the demolition of the former rectory,
2. The creation of the new access road through the curtilage of the former rectory would have a detrimental impact on the historical character of that building and its setting,

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3. The proposal would have a detrimental impact on the ecology of the area,
4. The access to the site lacks adequate visibility,
5. Use of the access would create dangers to highway safety,
6. Loss of privacy to neighbouring dwellings,
7. The proposed access would have a detrimental impact on the amenity of The Maples, High Street,
8. Renovation of the former rectory is unworkable,
9. The proposal will exacerbate existing drainage problems in Nelson,
10. The creation of the landscaped area would lead to anti social behaviour in the area.

### 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? None.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A bat survey has been carried out in respect of this development and it has been discovered that the Former rectory is a roost for bats. In that regard the Local Planning Authority has to assess the application against the following tests: -

- Test i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment. As part of this application two affordable housing units are to be provided. This is in accordance with Policy SP15 and Key Components 1 and 3 of the Caerphilly County Borough Local Development Plan. As such the derogation is in the interests of overriding public interest of a social or economic nature.
- Test ii) There is no satisfactory alternative. In order to satisfy test no 2, at least two alternative options can be considered: Option 1 do nothing, Option 2 converting the building in a way that does not affect the existing roost. The Rectory building has been vacant for approximately 6 years and is slowly falling into a state of disrepair. To leave the building as it is would only result in the building eventually becoming derelict and in need of demolition. Indeed the applicants originally proposed to demolish the building as part of this application but its retention and conversion into two affordable units has now been secured as part of this application. As such doing nothing with the building is not an option in this instance.

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It should also be noted that because of the state of disrepair of the building extensive works are required in order to bring it back into beneficial use. Those works would inevitably involve an affect on the roost and again it is considered that other options for conversion are not available in this instance.

Test iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. Brown long eared and soprano pipistrelle bats emerged from the building during the bat survey carried out by a competent ecologist with proven experience in bat surveying at an appropriate time of year. The survey report concludes that the building is a maternity roost for brown long eared bats with soprano pipistrelle roosting in the rear south chimney base. The proposed development will therefore result in disturbance to bats, however, adequate mitigation, compensation and monitoring recommendations have been put forward in the Method Statement, such as undertaking and completing the works when the bats are not using the building, replacing like for like when renewing the existing roof structure, retaining the existing entry points to the roosts and conditions can be placed on the application to ensure that the mitigation will be implemented. The favourable conservation status of the species is therefore unlikely to be affected by this development, as the mitigation measures will maintain and enhance the roosting opportunities for brown long eared and soprano pipistrelle bats at this location.

## ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This site is located within settlement limits on land that is not allocated for any use in the Local Development Plan and as such the principle of development is considered to be acceptable. With regard to the conversion of the former rectory building into two affordable units it is considered that this has been proposed in a manner that respects the character of the original building and allows it to be retained and brought into use for future generations. The demolition of the front and rear boundary walls and the small annexes would not have a detrimental impact on the historic character of the building and would not be harmful to the character of the conservation area.

The proposed dwellings, whilst being taller than the former rectory building share many characteristics with that dwelling and others in the Nelson Conservation Area. The dwellings are double fronted with a strong vertical emphasis to the openings with chimney stacks to reflect the character of traditional dwellings in the area.

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The windows and doors are to be timber to match the rectory with glazing bars that also reflect its character. There is variety in the materials to be used in the porches to the dwellings and also variety in the height and location of the sun rooms/extensions.

The site has been set out such that there is adequate privacy distance between each of the dwellings within the site and ample off street car parking in the form of hardstands and detached garages. The scheme has also been designed as a home zone with a shared vehicular and pedestrian surface and this, together with the setting back into the plots of the car parking and the garages, has reduced the dominance of the car within the site. Landscaping has also been provided to soften the edges of the highway together with differing materials for hard surfaces and also providing a dark commuting route for bats on the east and west boundaries of the site.

Comments from consultees: No objections raised.

Comments from public: Each of the objections raised are dealt with in turn below:

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- 1 The former rectory is no longer proposed to be demolished and as such that objection is no longer relevant.
- 2 It is not felt that the creation of the new access road would have a detrimental impact on the character of the rectory and hence the conservation area. At present the former rectory is sited side on to the highway and screened from the road by mature trees. This proposal would open up views of the front of the building and increase its impact on the conservation area. Whilst the new road would be directly in front of the building it is not felt that this would be detrimental to its character or that of the conservation area. A stone wall is to be reconstructed (using the stone salvaged from the original wall) along the boundary with High Street, but allowing for the new access into the site. A sense of enclosure will therefore be reintroduced along the frontage of the site.
- 3 A bat survey was submitted with the application from an Ecologist stating that there was evidence of bats in the former rectory building. The report and supporting documents set out a method statement for the works together with mitigation measures for dealing with the protected species. This has been checked by the Council's Ecologist and no objection is raised to the proposal. It is also felt that the conversion of the building would not have a detrimental impact on any protected species by virtue of the nature of the works, which do not require conversion of the roof space. It is also acknowledged that a mature tree will need to be removed in order to create the access into the site, but this tree has been surveyed by the Council's Arboriculturalist who has confirmed that the tree is not worthy of retention due to its expected short lifespan as a result of poor maintenance.

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- 4 The access to the site has been considered by the Transportation Engineering Manager and he is satisfied that adequate visibility is provided.
- 5 A number of objections have been received relating to this matter and photographs have also been submitted showing congestion resulting from weddings and funerals at St John's Church. Whilst these concerns are noted it is not felt that it would be reasonable to refuse this application on the basis of these sporadic traffic incidents, which are related to another land use. Moreover, adequate off street car parking is provided as part of this proposal and therefore it is difficult to see how this proposal would lead to increased congestion on High Street. Indeed as vehicles would no longer be able to park opposite St John's Church should the development go ahead then this should lead to a reduction in any congestion in this area.
- 6 As with the dwellings within the site the proposal has been carefully considered in terms of the impacts on surrounding dwellings. As a result of this none of the habitable room windows within the proposal would have a clear and unobstructed view of any habitable room windows in surrounding dwellings at a distance of less than 21m. There are oblique angled views into the rear gardens of some dwellings and also into habitable room windows of others but it is not felt that this would result in an unacceptable loss of privacy.
- 7 It is acknowledged that the access to the site would be very close to the side boundary of the bungalow at The Maples, High Street which is immediately to the east of the site. However, it is felt that, given the difference in levels between the two sites and the proposed shrub planting adjacent to that boundary the proposal would not have an unduly detrimental impact on the amenity of that property.
- 8 The viability of the conversion of the former rectory to two dwellings is a matter for the developer, but it has to be assessed against the viability of the site as a whole. The Local Planning Authority has made a conscious effort to try and ensure the retention of the building as part of this scheme and its conversion enables this to happen. The applicant has confirmed that they are happy to proceed with the application on that basis.
- 9 Dwr Cymru/Welsh Water have been consulted on the application and they have confirmed that "No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site". As such it is considered that the proposal is acceptable with regard to drainage subject to a condition attached to any consent granted requiring the submission of a comprehensive drainage scheme which would also require written approval of the drainage from the statutory bodies.

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- 10 With regard to possible anti social behaviour it should be noted that the open space area to the front of the site has now been amended. Previously it was proposed to enclose the area with a stonewall and to provide a hard surfaced area and a bench. However, as it was considered that this could provide a potential area for anti social behaviour the scheme has been amended to remove the hard surface and the bench. In that regard it is not felt that the proposal would have a detrimental impact on the amenity of the area.

Other material considerations: In conclusion, it is considered that the proposal is acceptable in planning terms as the scheme is acceptable with regard to design and layout, there would be no detrimental impact on the amenity of the neighbouring dwellings, the site can be adequately drained and there would be no harmful impact on highway safety issues.

In order to secure the provision of the affordable housing on site it is recommended that the application be approved subject to the developer entering into an agreement under Section 106 of the Town and Country Planning Act 1990.

**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 hereby permitted shall be carried out only in accordance with the following plans and other submitted details: PA-01, T2016-PA-02, T2016-PA-03A, T2016-PA-04C, T2016-PA-05B, T2016-PA-06, T2016-PA-07, T2016-PA-08, T2016-PA-09, T2016-10, T2016-PA-11, T2016-PA-12, T2016-PA-14, T2016-PA-15, T2016-PA-16, T2016-PA-17, T2016-PA-18, T2016-PA-19, T2016-PA-20B, T2016-PA-21C, T2016-PA-22, T2016-PA-23, T2016-PA-24, T2016-PA-24A, T2016-PA-25, T2016-PA-26, T2016-PA-27, T2016-PA-28, T2016-PA-29, Bat Survey from The Countryman: Wildlife Consultancy dated October 2013, Adendum to the Bat Survey from The Countryman: Wildlife Consultancy dated 7th February 2014, Draft Timetable for Conversion and Restoration.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Notwithstanding the submitted plans a method statement for the renovation and conversion of the former rectory shall be submitted for the written approval of the Local Planning Authority prior to any construction works commencing at that property. The method statement shall indicate the repair work to all windows and doors together with details of any which are to be replaced and details of the replacements, specification for the rain water goods to be used, the type of render finish to be used for the extension and details of any replacement roofing including the locations of any new slates. The development shall thereafter be carried out in accordance with the approved details.  
REASON: In the interests of the historic character of the Nelson Conservation Area.
- 04) Prior to the occupation of the development hereby approved a scheme for the drainage of foul, land and surface water shall be carried out in full and in accordance with a scheme that shall have been submitted to and agreed in writing by the Local Planning Authority.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 05) Prior to the construction of the external surfaces of the development hereby approved details 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.

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- 06) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:
- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and
  - (b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
  - (c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area.

- 07) The proposed managed amenity areas as shown on Plan T2016-PA-05B shall be managed in accordance with a scheme which shall be approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

REASON: In order to ensure that the area is maintained in a proper fashion in the interests of residential amenity.

- 08) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure that the works are carried out as approved in the interests of the visual amenity of the area.

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- 09) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.
- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement to the dwellings consisting of an addition to or alteration to its roof shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted without the approval of the Local Planning Authority other than those indicated on the approved plans.  
REASON: To retain the open character of the development in the interests of visual amenity.
- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.

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- 14) 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.
- 15) 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.
- 16) 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.
- 17) Notwithstanding the submitted plans the dwellings on Plots 2 and 4 shall be sited in accordance with a revised plan which will show them moved in order to provide a total drive width of 6m. That revised plan shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of work on those plots.  
REASON: In the interests of highway safety.
- 18) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.  
REASON: In the interests of highway safety.
- 19) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.

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- 20) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of highway safety.
- 21) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 43 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.  
REASON: In the interests of highway safety.
- 22) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.  
REASON: To ensure adequate protection to protected species.
- 23) The mature trees to be removed as part of the development shall be replaced with a hazel hedgerow (in accordance with paragraph 2 of the updated bat survey report and plan T2016-PA-05B). The hedgerow shall be planted within 1 month of the removal of the trees from site unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To maintain important flight lines for bats.
- 24) A 2m high stone wall with cock and hen coping shall be erected around the perimeter of the Rectory in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site in order to exclude some of the lighting and noise.  
REASON: To ensure adequate mitigation for bats.
- 25) Prior to the commencement of development, a detailed lighting plan shall be submitted to the Local Planning Authority for approval that includes details of any external lighting including the siting and type of existing and new street lighting and security lighting on the new properties and at the Rectory. The development shall be carried out in accordance with the agreed scheme.  
REASON: To ensure adequate mitigation for bats.

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- 26) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 27) Before the commencement of works on site, details of bat surveys to monitor the new bat roosts within the development hereby approved for a minimum of 5 years following the completion of the development shall be submitted to and agreed in writing with the Local Planning Authority. The monitoring shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The results of the monitoring surveys shall be submitted to the Local Planning Authority annually along with details of any proposed remedial measures to improve the mitigation scheme arising from the survey results. The approved remedial measures shall be implemented in accordance with the agreed details.  
REASON: To provide information on the success of the bat roost mitigation and to make amendments to ensure the success of the scheme where necessary, in the interests of biodiversity.
- 28) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties to the rear of The Rectory shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional roosting for bats as a biodiversity 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) and TAN 5 Nature Conservation and Planning (2009).
- 29) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species into the new properties to the rear of the Rectory, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).

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Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3 and CW15.

Please find attached comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Police Architectural Liaison Officer and Council's Ecologist.

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