

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
20/0139/LA 03.03.2020	CCBC Mrs S Sullivan Penallta House Tredomen Park Ystrad Mynach CF82 7PG	Erect single storey Childcare Unit in existing playing fields with off site parking Land At Twyn Primary School Playing Field Southern Street Caerphilly

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Land At Twyn Primary School Playing Field, Southern Street, Caerphilly.

Site description: The application site is located on the north-east side of Southern Street in Caerphilly. To the north-west is Twyn Nursery within Council ownership. To the south-east is a terrace of residential dwellings with 14 Southern Street being the closest property to the site with a side lane in between. To the south-west is Southern Street with Twyn School (Primary and Infants) on the opposite side of the road. To the north and north-east is a mainly open grassed area used as playing fields/recreation space with areas of woodland on the periphery of the field including adjacent to Porset Brook which provides a buffer before the rear amenity areas of residential properties on Porset Drive.

Development: Erect single storey Childcare Unit on existing playing fields with off site parking. The applicant has advised that it is anticipated that the new Childcare Unit will cater for a maximum of 48 children when running at full capacity. The children will be predominantly 3 year olds for wrap-around care with a small number of 2 year olds. Only the 2 year olds will be additional numbers as they would not be already at site. The 3 year olds will already be attending nursery and will come to Childcare with the lunch time being changeover and will attend Nursery and Childcare half day each.

Dimensions: The footprint of the Childcare building measures approximately 22m long by 11m wide with a monopitch roof with highest part measuring 3.8m. An external canopy to infant play area measures 28m long by 3m wide with a height of 3.3m.

Materials: Walls: Brick plinth with areas of render and cedar composite cladding. Roof: Standing seam metal roofing.

Ancillary development, e.g. parking: Parking and access improvements with canopies associated with the Childcare unit.

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Application No. 20/0139/LA Continued

PLANNING HISTORY 2010 TO PRESENT

12/0142/LA - Erect stone faced reinforced concrete retaining wall against the face of the existing stone built playground retaining wall - Granted - 31.10.2012.

12/0179/LBCC - Erect stone faced reinforced concrete retaining wall against the face of the existing stone built playground retaining wall - Granted - 10.08.2012.

14/0544/LA - Erect an external steel canopy (not attached to building) to rear of infants block - Granted - 14.10.2014.

15/0614/LA - Erect extension to existing module building - Granted - 14.12.2015.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW8 (Protection of Community and Leisure Facilities), CW15 (General Locational Constraints), SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage)

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design, Technical Advice Note 18: Transport (2007)

SUPPLEMENTARY PLANNING GUIDANCE Supplementary Planning Guidance note LDP 6 (Better Places to Live)

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? This is partially within a High area, and so it is intended to attach an informative note about mining conditions in the area.

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Application No. 20/0139/LA Continued

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions to address detailed highway considerations.

Head Of Public Protection - No objections subject to conditions.

Senior Engineer (Land Drainage) - No response received.

Principal Valuer - No comments.

Dwr Cymru - No objection. Advise public sewer crosses site.

CADW - The proposed development comprises a single storey flat roofed building that will be constructed in part for the playing fields associated with the Twyn Primary School. It is located in the identified significant view between the Castle and The Van: however it is at a lower level than both designated heritage assets and will not block the view between them. Whilst it will be visible from the castle it will be seen as part of the existing town of Caerphilly. As such the visual change from the Castle will be very slight and will not have any effect of the way that it is experienced, understood and appreciated. Consequently the proposed development will have no impact on the setting of scheduled monument GM002.

Ecologist - "We object to this application at the current time; we note that the proposed development involves the loss of a number of trees and an area of vegetation, however, there does not appear to be any details of the proposed loss, nor details for any mitigation or compensatory measures.

Assessment of the impact on other biodiversity matters is not possible at the current time, as no ecological information has been submitted in support of the application. At present, the development represents a net biodiversity loss.

The site supports at least one priority species, namely hedgehog as there is an existing record for this site. Advise Ecological Method Statement required."

These matters are addressed in the Analysis section of this report.

Senior Arboricultural Officer (Trees) - Raised objection to the initial submission in particular the loss of trees T1 and T3. I broadly welcome the revised layout but still has concerns in relation to works close to root protection areas of retained trees and impacts of incorporating measures to achieve SAB approval.

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Application No. 20/0139/LA Continued

Natural Resources Wales - Our Flood Risk Map confirms the application site lies partially within Zone C2 of the Development Advice Map (DAM) as contained in TAN15 and within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of Porset Brook.

Given the location of the flood risk shown to be affecting the application site (the proposed childcare unit is located outside of the flood outlines), and in the absence of a flood consequences assessment, we consider the proposal could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

We note from the Preliminary Ecological Appraisal that two trees on site, mapped as TN1 and TN2, were deemed as having moderate potential to support roosting bats. We further note from the submitted drawing that these trees are to be retained.

Provided that the recommendations and mitigation measures outlined in Section 9 (page 5) the above Preliminary Ecological Appraisal are implemented, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. Therefore, we recommend you should only grant planning permission if you include the aforementioned documents within the condition identifying approved plans and documents on the decision notice.

Conservation & Design Officer - The proposal is broadly acceptable as new, infill development in this location, being set down on lower lying land and adjacent to the Early Years building; therefore I raise no objections to these proposals recommend planning condition to agree exact materials.

Parks And Open Spaces - I confirm that we have no objections to this proposed development.

Strategic & Development Plans - Highlights that the development would not be located on previously developed land so would be in conflict with criterion A of Policy SP3. Advises that Policy CW8 requires the application site to be surplus to requirements.

The Policy response concludes that if other material planning considerations are satisfactory they would not object to this proposal as, on balance, it would provide an important community facility in a sustainable location.

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Application No. 20/0139/LA Continued

Landscape Architect - Having studied the revised proposal plan submitted I welcome the revised layout and retention of category B tree T1 but further details on protection of this tree are required.

Should you be minded to approve the application, I'd recommend that a landscape condition is added in the interest of biodiversity and visual amenity, and that all trees removed to facilitate the development are mitigated for.

The Coal Authority - The Coal Authority has no objection to this planning application. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

Sport Wales - Advise that the application site does not strictly meet the legal definition of a playing field i.e. includes a sports pitch of at least 0.2 hectares, Sport Wales welcomes the opportunity to comment on other sites that could still be described as a playing field or other types of recreational spaces that offer opportunities for games and activities.

Raise concerns in relation to Policy CW7 (Protection of Open Space). The development will close off the last remaining clear view into the site off Southern Street therefore leaving an open space hidden from view with, it appears little natural surveillance. This will affect its sense of security especially for young children and might lead to anti-social behaviour and as a result a poorly used and valued space even though there might be a need for such a space in the locality.

ADVERTISEMENT

Extent of advertisement: The application was advertised by two sets of site notices. Following the receipt of amended plans a re-consultation was carried out.

Response: Six representations were received in respect of the application. Five of the representations received were in support of the application and one was in objection.

Summary of observations: Support the proposal. Current after school care provision far outstrips supply. On site childcare provision is also less disruptive for the children that attend it than having to travel to another setting. I believe this provision will be a great benefit to working parents as well as those seeking to return work. It also allows for closer links with the school which has the potential to compliment the great work already undertaken by the Twyn.

- In support of the proposal currently have a child on waiting list for afterschool club and another child to start nurse in September who will also be going on the waiting list.

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Application No. 20/0139/LA Continued

- This is long overdue and in desperate need for many parents who have had to make less than ideal alternative arrangements due to the lack of adequate spaces current.
- This is needed by many parents who have to fund private wrap around for their child attending the Twyn School. This will not only benefit parents, helping many return to work but can also increase opportunities for the current after school provider to increase job vacancies. For a school the size of the Twyn, the current after school provision is inadequate and we have already been on a waiting list for over 2 years.
- As a parent of children who are in/due to start in September, I highly support this application. We have been on the waiting list for a space in after school for 2 years and I now have to consider my working days/hours to ensure I have adequate child care provision from September. If I could rely on a space for my child just 2 days per week I would be able to continue in my current position. The club is a fantastic asset; I would welcome even greater provision for our children.
- Object to the application in relation to loss of woodland both on the application site and the wider area. Advises that many birds use the wildlife corridor to the south of Porset Drive which continues to Southern Street.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The submitted Preliminary Ecological Assessment submitted with the application considered the trees on the site and two of which were assessed to offer moderate potential for roosting bats, due to the presence of several cracks and holes.

The Local Authority must apply the following three tests to the planning application:

- (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.
- (ii) There is no satisfactory alternative.
- (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.

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Application No. 20/0139/LA Continued

The three tests were applied and answered as follows:

- (i) The derogation is of overriding public interest of a social nature as the facility will provide childcare facilities to Caerphilly.
- (ii) There are no satisfactory alternatives as the school's main site on the south-eastern side of Southern street includes the large grade 2 Listed Building (Twyn School) and development within the grounds would be likely to have a detrimental impact on the Listed building and its setting. There are no suitable alternative locations on the fields to the north of southern street as the siting of the building would not relate well to the existing pattern of development in the area, and dependent on alternative location have unacceptable impacts on residential properties, have the building's footprint within a designated floor zone or lead to an unacceptable impact on the larger area of recreational space.
- (iii) Provided that the recommendations and mitigation measures outlined in Section 9 (page 5) of the submitted Preliminary Ecological Appraisal are implemented, NRW have advised that they do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. The LPA concurs with this opinion.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable as the proposal intends to create more than 100 square metres of additional floor space. However, in that the proposed use of the building falls within a D1 use class which the CIL Charging Schedule rate is charged at £0 per square metre for new development and therefore no CIL will be payable on the development.

ANALYSIS

Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity; the visual appearance of the development and its impact on the character of the area; Highway safety considerations; the impact on ecology; and the loss of a leisure facility. These matters are discussed in turn below.

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Application No. 20/0139/LA Continued

In terms of the principal of the development, the application site is located in the Southern Connections Corridor and within the settlement boundary of Caerphilly as defined in the adopted Local Development Plan Policies SP3 (Development Strategy - Development in the Southern Connections Corridor), SP4 (Settlement Strategies) and Policy SP5 (Settlement Boundaries) respectively. In relation to Policy SP3 it would meet the majority of criteria of the policy whilst not located on previously developed land it would support the functions of the existing Twyn School providing additional educational/childcare facilities in very close proximity to the existing school and nursery buildings.

The supporting Local Development Plan text (paragraph 1.60) to Policy SP3 advises that restrictions for utilising previously developed land within the Southern Connections Corridor and, in particular Caerphilly Town is to ensure a balance within the borough as a whole to investment. It notes that a strategy which relies solely on the south of the County Borough for economic progress would be unsustainable in the long term. It goes on to explain that limiting development opportunity where feasible to previously developed land would make the most efficient use of existing infrastructure.

In terms of this particular application however approval of the scheme would bring forward an additional childcare facility to be co-located in close distance with the existing school infrastructure. It would utilise existing infrastructure and in this particular circumstance, reuse of land within the existing school site on the south side of Southern street, is not deemed an acceptable alternative because of the adverse visual impact on the setting of the main school building which is a Grade 2 Listed Building and the loss of playground space for the school. The use of previously developed land is therefore not feasible in this situation.

The siting of the childcare facility in close proximity to the existing school buildings would be likely to reduce overall carborne trips with parents having access to a wider range of facilities at the same site and the location within the settlement would be likely to afford opportunities for walking and use of public transport. It would also make efficient use of existing school infrastructure by virtue of the site's proximity to the other educational buildings. It would support the social function of the area and in its amended layout would protect natural heritage. On balance it is considered that it accords with the overall aim of the development strategy. The proposal also accords with Policy SP4 (Settlement Strategy) as Caerphilly is defined as a Principal Town within the Settlement Strategy and therefore the proposal would support the social/educational needs of the settlement as a centre of population.

In terms of the visual impact on the development, the design of the building is acceptable within the existing street scene which has the existing Twyn School Early years unit to the north-west with a similar roof form as the proposed building. The new building's finished floor level would be set below the pavement level of Southern Street by around 1.5m which correlates with the natural ground level in the area and would mitigate the building's visual impact. It would also have an acceptable impact on the Grade 2 Listed School building on the opposite side of Southern Street. It accords with Policy SP6 (Placemaking).

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Application No. 20/0139/LA Continued

The impact on surrounding residential dwellings would also be acceptable. There is a small lane in between the site and the nearest dwelling (14 Southern Street) and the development would be similar in nature and impact to the other educational uses in southern street and will not lead to any unacceptable cumulative impact in terms of noise or disturbance. It is separated from other dwellings in the area by Southern Street or areas of open space. The building is single storey in scale and no unacceptable overlooking would result from the development. It has an acceptable impact on the existing levels of amenity enjoyed by existing residential dwellings in the area. The development accords with Policy CW2 (Amenity).

In terms of highway safety, Policy CW3 considers highway implications and in this respect the development must have regard for the safe, effective and efficient use of the transportation network. The Council's Transportation and Engineering Manager has considered the development and raises no objection subject to the imposition of appropriate conditions in the interests of highway safety. The amended scheme has altered the vehicle access to utilise the existing access from the Nursery building and therefore the proposed conditions have been reviewed in light of the amended arrangements. The site is in a sustainable location close to bus stops and Caerphilly's bus and rail interchange.

As the development is located on an existing playing field, Policy CW8 (Protection of Community and Leisure facilities), is of relevance. This policy states:

"Proposals that would result in the loss of a community and/or leisure facility will not be permitted except where:

- A A comparable replacement facility can be provided by the developer either on or off site, and within easy and convenient access on foot or by bicycle, or
- B It can be demonstrated that the facility is surplus to requirements."

The application site is Council owned and controlled by the Parks Department. In consultation, Parks have confirmed that they raise no objection to the proposed development, and therefore it satisfies Criterion B of Policy CW8, i.e. is surplus to requirements.

Comments from Consultees:

The Council's Ecologist raised objection to the original site layout and the reasons for the objection include loss of trees and an area of vegetation and advises the development represents a net biodiversity loss. The planning application has been supported by both a Preliminary Ecological Assessment and also a Reptile Survey. The Ecological Assessment provides recommendations to mitigate the impact of the development and where appropriate these have been incorporated into proposed planning conditions. The Reptile Survey found no evidence that reptiles used the site.

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Application No. 20/0139/LA Continued

The Council's Tree Officer raised concerns in respect of original layout which has been amended to retain two trees. Following amendments to the scheme two additional trees (T1) and (T3) were incorporated into site plan to be retained and this is considered to limit the impact of the development on the existing biodiversity. One of these is tree (T1) which is a prominent mature Balsam Poplar tree (circa 20m high), graded a Category 'B' tree when surveyed. Tree (T3) a Norway Maple (circa 10m high) is located adjacent to the boundary with Southern Street and therefore although graded as a lower Category 'C' tree has particular value within the street scene adding visual interest and softening to the street scene of Southern Street. It is considered that the retention of these two trees along with an area of scrub/woodland within the site will have an acceptable impact in terms of biodiversity and with a proposed landscaping condition suitable mitigation can be achieved to offset any biodiversity loss caused as a result of the development.

It is proposed to require through condition the submission of further details prior to commencement to ensure the areas of retained scrub/woodland are protected during construction and details of management of these areas following the development. The matter of sustainable drainage (SAB approval) is covered under separate regulatory approval and the applicant is aware of this and will need to address this process.

The Sport Wales consultation response indicates that Sport Wales do not consider the application site meets their definition of a playing field. The concerns raised in respect of CW7 (Protection of Open Space) are not relevant as the Planning Policy section have advised that the site falls within Policy CW8 (Protection of Community and Leisure Facilities).

In respect of a loss of natural surveillance from Southern Street it is noted that natural surveillance from the rear elevations of the terrace of dwellings to the east of the application would be retained as well as from a lane to the side/rear of these dwellings and in fact much of the larger playing fields are out of sight from the portion of southern street adjacent to the application site. It is therefore not considered that the impact on natural surveillance would be so significant to warrant refusal of the application on this basis.

Comments from public:

Support the proposal. Current after school care provision demand far outstrips supply. On site childcare provision is also less disruptive for the children that attend it than having to travel to another setting. I believe this provision will be a great benefit to working parents as well as those seeking to return work. It also allows for closer links with the school which has the potential to compliment the great work already undertaken by the Twyn.

In support of the proposal currently have a child on waiting list for after-school club and another child to start nursery in September who will also be going on the waiting list.

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Application No. 20/0139/LA Continued

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Object to the application in relation to loss of woodland both on the application site and the wider area. Advises that many birds use the wildlife corridor to the south of Porset Drive which continues to southern street.

In relation to concerns of loss of woodland the scheme retains an area of woodland on the north-west of the site and following amendments to the layout two trees of particular value have been retained where they were previously scheduled for removal. It is considered that there would be an acceptable impact on natural heritage and planning conditions are proposed to ensure suitable construction measures are agreed where there are in close proximity to retained trees.

Other material considerations:

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.

The proposed development would contribute to the social function of Caerphilly through providing additional childcare facilities for early years children in the town and with the recommended planning conditions would have an acceptable impact on biodiversity and impact on the character of the area. It is recommended for approval accordingly.

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Application No. 20/0139/LA Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location plan, drawing reference PL-00;
 - Proposed Site plan, drawing reference PL-01 revision B;
 - Ground Floor Plan, drawing reference PL-02;
 - Proposed Elevations, drawing reference PL-03;
 - Preliminary Ecological Appraisal.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

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Application No. 20/0139/LA Continued

- 05) 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: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 06) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 07) 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 in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Prior to the commencement of any clearance works or development an Ecological Method and Management Statement shall be submitted for the written approval of the Local Planning Authority. This Ecological Method and Management Statement shall detail precautionary measures for the retention and protection during construction works of the ecologically sensitive areas of the site and outline details of mitigation and management of these areas following the completion of the development. The development shall be carried out in accordance with the approved scheme and agreed ecological management thereafter.
REASON: In the interests of biodiversity in accordance with policy CW6 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application No. 20/0139/LA Continued

- 09) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) If mature trees originally identified to be retained require felling or tree management work as part of the development hereby approved, a climbing inspection for bats shall be carried out before such works take place, and the results of the survey, together with details of any proposed mitigation measures shall be submitted for the approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved measures.
REASON: To ensure proper measures are taken to safeguard the habitat of protected species, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) Notwithstanding the submitted details prior to any excavations, ground level alterations or construction works being carried out within the tree canopies of trees known as 'T1' or 'T3' details as shown on drawing reference PL-01 revision B, an updated tree protection plan and method statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved updated tree protection plan and method statement.
REASON: To ensure the development has an acceptable impact on the health of retained trees in accordance with policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) Notwithstanding the submitted details prior to the construction of external pedestrian access paths and retaining structures details of these works shall be submitted for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To ensure the development has an acceptable impact on the retained trees in accordance with policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format 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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- 14) Notwithstanding the submitted details prior to the occupation of the building a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected and a timescale for implementation. The boundary treatments shall be completed in accordance with the approved details and timescale.
REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) Within 2 calendar months from the first use of the development hereby approved commencing an amended School Travel Plan (STP) shall be submitted for the written approval of the Local Planning Authority. The amended STP shall aim to encourage more sustainable journeys through awareness raising, promote healthy and sustainable travel and reduce the reliance on single occupancy use of the private car. The approved amended School Travel Plan shall thereafter be implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The applicant is advised that they should liaise with the Authority's Traffic Management Section in order to discuss and (if required) instigate, and fund as necessary, the process to make any agreed alterations to the Traffic Regulation Order which fronts the site. The alterations (if deemed necessary by the Traffic Management Section) shall be made prior to the proposed new building's occupation.

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

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It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

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

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

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

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 100m² 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.

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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

Website: www.caerphilly.gov.uk/sab

