

Application Number: 21/0585/RM

Date Received: 10.06.2021

Applicant: Pobl/Lovell

Description and Location of Development: Seek approval of the reserved matters in respect of access, appearance, landscaping, layout and scale of planning consent 20/0047/OUT (Redevelop the site for residential development (up to 125 units) and all associated works (all matters reserved)) and discharge conditions 01, 02, 06, 07, 10, 11, 14, 17 and 18 - Land At Former Pontllanfraith House Blackwood Road Pontllanfraith

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located to the east of Blackwood Road in Pontllanfraith on the site of the former Council Offices (Ty Pontllanfraith).

Site description: The application site comprises of the former council building (now demolished) in the central part of the site, together with the car parking areas to the north and south and areas of open space to the east and west. Most of the site is unallocated in the adopted LDP with the exception of the eastern part of the site which forms part of the Sir Harold Finch Memorial Park. The Memorial Park itself extends to the north and west of the application site and a medical centre is located to the south. A Grade II Listed War Memorial is also located within the site to the west of the former council offices building. This Memorial will be retained as part of the proposed development.

To the north of the site is a designated Local Nature Reserve, and to the north-west of the site is a Site of Special Scientific Interest (SSSI). The site is also bounded extensively by trees protected by a Tree Preservation Order (TPO) and a public right of way runs along the southern boundary.

Development: Approval of reserved matters is sought for access, layout, landscaping, appearance and scale for up to 125 dwellings pursuant to outline planning permission 20/0047/OUT, which was granted on 19th April 2021. The application also seeks to discharge conditions 01 (Reserved Matters), 02 (Reserved Matters), 06 (Arboricultural Method Statement), 07 (Contamination Scheme), 10 (Dust Mitigation Scheme), 11 (Noise Mitigation Scheme), 14 (Clearance/Felling Statement), 17 (Travel Plan) and 18 (Public Footpath Details) attached to the outline planning permission.

The proposed development would provide 123 residential units that comprise of a mixture of 2, 3 and 4 bed houses and 1 and 2 bed flats. The majority of residential units would be 2 storey in height with 1 bungalow also proposed. The residential units would

broadly be split equally between social rent, low cost home ownership and general market housing. The affordable units would be managed by POBL Housing Association.

The application is supported by the following:

- Travel Plan
- Tree Retention/Removal Plan
- Tree Protection Plan
- Arboricultural Method Statement
- Planting Plan and Play Area Layout
- Planting Management Plan
- Preliminary Ecological Appraisal Report
- Reptile Survey
- Great Crested Newt Report
- Ecological Technical Note
- National Vegetation Classification Survey Report
- Geotechnical and Geo-Environmental Reports
- Remediation Strategy Report
- Construction Environmental Management Plan
- Ecological Construction Method Statement
- Environmental Plan

Materials: The proposed residential units would predominantly be finished in a combination of red face brick and a white roughcast render. Red detail brick would also be used for contrast band courses and window heads. The roof finishes would primarily comprise of smooth grey tiles with terracotta ridge tiles and scroll finials to match front gables.

The proposed boundary treatments would comprise of a mixture of 1.8m high close board fence and brick screen wall to enclose the private amenity space of residential dwellings. Elsewhere on the site, a combination of lower level vertical railings, stone walls and timber post and railings are proposed.

Ancillary development, e.g. parking: The proposed residential development would include two areas of public open space incorporating natural play facilities. The larger of the two open space areas would be located centrally within the site with the other located on the eastern edge. Both areas of open space would also form part of the sustainable drainage system (SuDS) for the site. A small area of amenity green space is also proposed just to the northwest of the central area of public open space and a formalised soft landscape setting is proposed for the listed war memorial.

The site's existing network of footpath links to Blackwood Road to the west of the site and Sir Harold Finch Memorial Park to the north and east would be retained as part of the proposed development. The existing public right of way which runs along the southern boundary of the site would also be retained.

In terms of highways and car parking provision, the proposed residential development would be served by the existing vehicular access off the roundabout at Blackwood Road. A mixture of private parking courts and off-street parking to the side and rear of the proposed houses would also serve individual households.

PLANNING HISTORY 2010 TO PRESENT 12/0661/LA - Convert flat roof to pitched - Granted 01.11.12.

20/0047/OUT - Redevelop the site for residential development (up to 125 units) and all associated works (all matters reserved) - Granted 19.04.21.

POLICY

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

Site Allocation: The site is within the settlement boundary and the eastern part of the site is allocated as a leisure use (Policy LE1.9 - Harold Finch Memorial Park). A cycle route (Policy TR1.9) - Network Links from Blackwood /Pontllanfraith Cycle Link) also runs along the southern boundary of the site.

Policies: Strategic Policies

Policy SP2 (Development Strategy (NCC)), Policy SP4 (Settlement Strategy), Policy SP5 (Settlement Boundaries), Policy SP6 (Place Making), Policy SP7 (Planning Obligations), SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements) and Policy SP15 (Affordable Housing Target).

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 CW11 (Affordable Housing Planning Obligations) and Policy CW15 (General Locational Constraints).

Supplementary Planning Guidance

LDP1: Affordable Housing Obligations, LDP4: Trees and Development, LDP 5: Car Parking Standards and LDP 6: Building Better Places to Live.

Future Wales

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking, Policy 7 - Delivering Affordable Homes, Policy 9 - Resilient Ecological Networks and Green

Infrastructure, Policy 11 - National Connectivity, Policy 12 - Regional Connectivity and Policy 13 - Supporting Digital Communications.

NATIONAL POLICY Planning Policy Wales (Edition 11, February 2021), Technical Advice Note (TAN) 2: Affordable Housing, TAN 5: Nature Conservation and Planning, TAN 12: Design and TAN 24: Historic Environment.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes.

Was an EIA required? No, the details submitted as part of this reserved matters and discharge of condition application remain within the scope of the outline planning permission approved.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within a high risk coal mining area; however, the findings of intrusive ground investigation works, which were considered at outline planning stage, confirmed that the proposed residential development on the site is at a very low risk from mining related ground instability.

CONSULTATION

Senior Arboricultural Officer (Trees) - The submitted details are considered acceptable.

Natural Resources Wales - Concerns raised regarding the information submitted to date, it is still not clear if the development will allow suitable access to the SSSI for grazing and machinery necessary for its management to ensure that the special features of the SSSI will not decline.

It is noted that a Construction Environmental Management Plan (CEMP) has been submitted in respect of noise and dust but does not extend to robust measures to prevent contaminants reaching the watercourses which borders the site and leads to the Sirhowy River. It is therefore recommended that the CEMP is revised accordingly to include appropriate measures.

Also, concerns are raised regarding planting and seeding and provides advice to retain existing grasslands and to avoid using bought seed mixes and instead harvest seeds/ green hay from Memorial Park Meadows SSSI or existing grassland on the development site rather than bringing in seed mixes which often have non-local species in them.

Landscape Architect - CCBC - Has notable concerns and recommends that the layout is amended with existing TPO trees protected. Whilst it is appreciated that tree planting is

proposed to mitigate for this reduction in mature trees planted, it is worth highlighting that these existing mature trees add significant quality to the site both in terms of visual amenity and biodiversity value and that their loss requires offsetting by mitigation tree planting, which will take decades before mitigation is fully achieved.

Ecologist - In respect of the proposed development for consideration no objection is raised subject to the imposition of conditions imposed to any consent to secure biodiversity conservation and enhancement.

Parks And Open Spaces - No comments received.

Transportation Engineering Manager - CCBC - Highways have no objection to this planning application subject to conditions.

In respect of the details seeking agreement in respect of Condition 17 of planning consent 20/0047/OUT, the Travel Plan submitted is considered acceptable.

Heritage And Placemaking Officer - Comments in respect of the revised plans submitted have yet to be received, however those comments will be reported to members verbally.

CCBC Housing Enabling Officer - The area for development is situated in the Pontllanfraith ward, which for the purposes of the Affordable Housing SPG attracts an affordable housing target of up to 25%, subject to viability. Affordable housing will be made up of social rented and shared ownership units. The development proposes an affordable housing provision far greater than the policy requirement.

Head Of Public Protection - CCBC - In respect of conditions 07, 10, 11 the details submitted are considered acceptable.

Rights Of Way Officer - Following discussions with the applicant / developer, we have secured a contribution towards the improvement of the adjacent public footpath (FP88 Mynyddislwyn). We therefore have no further comments to make regarding this application.

CADW - No comments received at the time of writing the report.

Senior Engineer (Land Drainage) - The developer has submitted a separate application for Sustainable Drainage Approval in accordance with Schedule 3 of the Flood and Water Management Act 2010 and the Sustainable Drainage Approval Body has granted consent.

Principal Valuer - No adverse comments offered.

CCBC - 21st Century Schools - With respect to the above application, there is room in all the schools below should the development proceed:-

Libanus Primary

Blackwood Comp
YG Trelyn
YG Cwm Rhymni

The Coal Authority - On the basis that there are no recorded coal mining features at surface which could affect the spatial layout of development and none of the conditions referenced in the application relate to coal mining legacy matters, the Coal Authority wishes to raise no comments regarding this reserved matters/condition discharge submission.

Dwr Cymru - No objection but provides informal advice to the developer.

Police Architectural Liaison Officer - No comments received at the time of writing the report.

Western Power Distribution - Provides advice to be conveyed to the developers.

Strategic & Development Plans - No adverse comments offered.

ADVERTISEMENT

Extent of advertisement: The application was advertised in the press, by means of a site notice and twenty six neighbours were notified by way of letter.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No, the application is supported by ecology surveys and it is not considered that the proposed development would have an impact on protected species.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable and falls within the mid-viability charging zone for which CIL is charged at a rate of £25 per square metre plus indexation for new development.

ANALYSIS

Policies: The application site is located within settlement limits and outline planning permission was granted for up to 125 residential units on 19th April 2021. The principle of residential development on the site has therefore been established and the following detailed matters are considered in turn: layout, design and placemaking; heritage assets; access and parking provision; trees and landscaping; residential amenity; ecology; sustainable drainage; affordable housing and other matters controlled by condition of the outline planning permission.

Layout, Design and Placemaking

Policy SP6 focuses on placemaking and broadly requires development proposals to help create sustainable places by having full regard to the local context and any special features which contribute to local distinctiveness. In particular, the policy also requires, among other things, a high standard of design and layout that reflects sustainable transport and accessibility principles. Planning Policy Wales (PPW) also adopts a placemaking approach to decision making on planning applications (paragraph 2.9), highlighting the need to consider the context, function and relationships between a development site and its wider surroundings, and the potential to create high quality development and public spaces.

In terms of layout, the proposed development would integrate with the surrounding built form and provide a good urban presence by fronting short terrace blocks on to Blackwood Road to the west of the site. On the corner plot adjacent to the terrace blocks would be a dual frontage apartment building that would act as a focal point when entering the site off Blackwood Road. Many of the proposed houses would also face out towards Sir Harold Finch Memorial Park to the north and overlook the existing footpath links that would be retained as part of the proposed development. Similarly, a number of proposed houses on the southern edge of the site would front on to the existing public right of way and new pedestrian links would be introduced. Such pedestrian links would provide good levels of access through the site and connectivity with nearby community facilities.

Within the site itself, the proposed houses and apartments would predominantly front on to internal estate roads and the areas of public open space, providing active frontages and natural surveillance of the public realm. Houses proposed on prominent corner plots would also benefit from either dual frontages or dual aspect rooms containing both front and side windows, which again maintains active frontages throughout the site and increases visual interest.

The entrance to the proposed rear private parking courts is either via an underpass with a residential unit above or directly opposite neighbouring residential units which front on to the entrance. This would ensure that the access into the car parking courts benefits from natural surveillance that would reduce opportunities for crime.

The proposed development would have an appropriate density of approximately 30 dwellings per hectare and the wider site layout would have an obvious street hierarchy. The built form would be broken up by the proposed central area of public open space and the retained Grade II Listed War Memorial, which would also provide the main focal points within the development. The central area of open space would be multi-functional, adding visual and amenity benefits whilst also having sustainable drainage and play space functions. The War Memorial would have a more formal setting created by the soft and hard landscaping proposed. The linear tree lined avenue between the War Memorial and the central area of public open space would also provide a visual connection between the two and create a vista towards the War Memorial when viewed or approached from within the site.

With regard to scale and design, the proposed residential buildings would primarily be two storey in height, which is in keeping with the local context. Whilst there would be variety in the design of individual buildings, they would all be within the 'Arts and Craft' style. The proposed building frontages are considered to be acceptable in terms of the combination of dwelling types placed together and it is considered that logical and interesting streetscapes would be created. The proposed materials would broadly comprise of a combination of red face brick and a white roughcast render. Red detail brick would also be used for contrast band courses and window heads, and the roof finishes would primarily comprise of smooth grey tiles with terracotta ridge tiles and scroll finials to match front gables. Such materials are considered to be visually acceptable within the local context.

It is therefore considered that the proposed residential development would meet the requirements of Policy SP6 and the placemaking principles of PPW. However, at the time of writing, a consultation response had not been received from the Heritage and Placemaking Officer. As such, an update of the Officer's response will be provided verbally at the Planning Committee and if necessary, further advice will be given in respect of the final recommendations.

Heritage Assets

As indicated above, the War Memorial is a Grade II Listed Building and as such, the proposed residential development would have an impact on its setting. PPW advises that there is a statutory requirement to have special regard to the desirability of preserving the setting of a listed building (paragraph 6.1.10). Technical Advice Note (TAN) 24 also explains that the setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscaping (paragraph 1.25). Moreover, TAN 24 goes on to state that the extent of any setting is not fixed and may change as the historic asset and its surroundings evolve.

The War Memorial is currently sited in a small terraced enclosure in open ground. The proposed Alms-house style cottages would partially enclose and overlook the War Memorial to some degree. However, the proposed soft and hard landscaping details

would to some extent visually separate the semi-private space of the dwellings and the public space in which the War Monument would be sited. The landscaping proposals would also create a more formal setting than the space which surrounds it and as such, it is considered that the proposed residential development would preserve the setting of this Listed Building. Accordingly, the proposed residential development is considered to meet the requirements of PPW and TAN 24 in respect of this matter.

Access and Parking Provision

Policy CW1 states that, amongst other things, development proposals that are likely to generate a significant number of trips will only be permitted provided that walking and cycling are actively encouraged and a travel plan is provided, where appropriate. The requirement for a Travel Plan was secured under condition 17 of the outline planning permission and has been submitted with the current application. The Travel Plan confirms that the application site is located within a sustainable location with good access to a range of local services and facilities via existing footpaths and cycleways as well as nearby public transport provision. The Travel Plan also contains a number of measures that are intended to reduce the number of single occupancy car trips and promote greater use of sustainable modes of transport such as walking, cycling and the use of public transport. A confirmation letter has also been provided alongside the Travel Plan, which commits to the appointment of a Travel Plan Co-ordinator who will be responsible for reviewing, updating and implementing the measures within the Travel Plan, which include cycle parking for residents and visitors. The Council's Transportation Engineering Manager has reviewed the submitted details and confirmed that they are acceptable. As such, the proposal is considered to be in accordance with Policy CW1 of the adopted LDP.

Policy CW3, which relates more specifically to highway design considerations, states that development proposals must have regard for the safe, effective and efficient use of the transportation network; ensure that new access roads are designed to promote sustainable modes of transport and are capable of accommodating the traffic generated by the proposal; be in accordance with the CSS Wales Parking Standards; and have due regard to the restrictions relevant to the road hierarchy.

The existing vehicular access in to the site from the Blackwood Road roundabout would be retained without alteration and the proposed residential units would be accessed either directly off new internal access roads or via shared private driveways. The proposed residential development as a whole would be designed to be a 20 mph environment, encouraging walking and cycling with numerous links to the surrounding footpath/cycleway network. A mixture of private parking courts and off-street parking to the front, side and rear of the proposed residential units would also serve individual households.

The impact of the proposed residential development on the surrounding highway network was considered at outline application stage where the number of traffic trips generated was found to be acceptable. Whilst access was reserved for future

consideration, an assessment of the existing vehicular access to the site from Blackwood Road roundabout was also undertaken at outline stage and was deemed to be capable of adequately accommodating the proposed development. In respect of the internal estate road and parking details submitted at reserve matters stage, the Council's Transportation Engineering Services Manager has indicated that the proposed residential development is acceptable in terms of visibility splays at junctions, turning heads for accommodating refuse vehicles and road and footway widths. It has also been confirmed that the proposed level of parking for each of the proposed residential units and visitors is in accordance with the requirements of the adopted LDP 5: Car Parking Standards SPG. On this basis, no objection has been raised in respect of the proposal, subject to the imposition of a number of conditions relating to details of roads, street lighting and surface water drainage, and the provision and retention of garages and off-street car parking.

Given the above, it is considered that the proposed residential development is acceptable in terms of highway safety, sustainable transport and parking provision. As such, the proposal is considered to be in accordance with Policy CW3 of the adopted LDP.

Trees and Landscaping

Policy CW6 seeks to protect trees, woodland and hedgerows where they make a positive contribution to the natural and built environment. More specifically, the policy requires reasonable efforts to retain trees, woodlands and hedgerows as part of development proposals; arboricultural surveys to provide adequate mitigation and compensation for any that are removed; and adequate protection measures for root systems of any that are retained. The application site has a large number of trees located along the site boundary which are not within the application site but nonetheless are important to the setting of the proposed residential development. Within the site itself there are clusters of trees to the north, and individual trees located centrally and within the western part of the site near the War Memorial. The majority of the trees in and around the site are covered by a Tree Preservation Order (TPO) No. 119/81/GCC.

The outline planning application was supported by a Tree Survey and Arboricultural Impact Assessment (AIA), and the merits of retaining or removing a large number of trees as part of the proposed residential development was considered in detail at this time. Whilst the majority of trees located along the site boundaries would be retained, a number of trees would be removed from within the site, including a small number of trees considered to be of good quality. At the time, it was considered that the retention of these trees would hinder the provision of a good quality, cohesive development layout and, on balance, were not considered to be of such high quality or positive visual amenity value to warrant their retention. Moreover, it was considered that adequate replacement tree planting could be secured as part of an appropriate landscaping scheme. Three TPO trees (T4, T5 and T91) were, however, considered to have significant value in the overall landscape, and accordingly, a condition was imposed to the outline planning permission (Condition 5) securing the retention of these trees.

The proposed layout for the residential development has responded to the requirement to retain the aforementioned trees, with trees T4 and T5 now being located within an additional area of amenity greenspace, which was previously shown as residential units on the indicative layout plan submitted at outline stage. The proposed layout also now shows Tree T91 to be retained within the south-western part of the site. Whilst it is noted that the Council's Landscape Architect is requesting that the proposed layout is further revised to retain more TPO trees, it is considered that the loss of such trees was accepted in principle at outline stage, and the proposed layout has been appropriately revised to remain within the scope of the outline planning permission. In addition, it is considered that a significant amount of compensatory tree planting is also proposed as part of the submitted landscaping/planting scheme that would have visual amenity benefits.

A Tree Retention/Removal Plan, Tree Protection Plan and Arboricultural Method Statement has been submitted which is required by condition 6 of the outline planning permission. The Council's Arboricultural Officer has reviewed the submitted plans/document and indicated that the details are acceptable.

Overall, it is considered that an appropriate balance has been reached between the benefits of retaining trees of landscape and amenity value and the impact on the layout and viability of the proposed residential development. Moreover, the trees to be retained would be adequately protected during development activity on site and an acceptable level of compensatory tree planting would be provided as part of the proposed landscaping/planting scheme. As such, the proposed residential development is considered to meet the requirements of the Policy CW6 of the adopted LDP.

In respect of landscaping, the submitted Planting Plan and Play Area Layouts illustrate how the existing protected trees would be retained and integrated with the proposed landscaping features, which also form key components of the sustainable drainage scheme that would serve the proposed residential development. These include proposed swales with wildflowers and rain gardens to the fronts of proposed houses, alongside road verges and within public open spaces. Proposed tree, hedge and shrub planting would also be incorporated within street scenes across the site and it is considered that the landscaping and planting proposals would generally utilise green infrastructure to good effect and provide an appropriate visual setting for the proposed residential development.

Notwithstanding the general acceptability of the proposed landscaping and planting proposals, Natural Resources Wales (NRW) has raised some concerns in respect of the proposed use of some non-native species as part of the planting plans and the potential negative impact on the Site of Special Scientific Interest (SSSI) to the north and west of the site. In particular, concerns have been raised in relation to the proposed use of wildflower mixes which often contain inappropriate, non-local species within them. As an alternative, NRW recommends that harvested seeds / green hay from the retained grassland on the development site, or from the Memorial Park meadows, are used as part of the proposed planting plan layouts and management plans and some other non-

native species are removed from the proposals. The Council's Landscape Architect has also raised some concerns in relation to the proposed planting layout and planting management plan, and it is therefore considered that while the general thrust of the landscaping/planting proposals are acceptable, revised details should be secured via condition in order to overcome the landscaping and biodiversity concerns of the consultees.

With regards to proposed hard landscaping and enclosures, it is considered that the proposed residential development would incorporate an appropriate mix of boundary walls, close board fences, stone walls, railings, block paving and tarmac finishes that would appropriately define private, semi-private and public spaces.

Residential Amenity

Policy CW2 states that development proposals should, among other things, not have an unacceptable impact on the amenity of adjacent properties or land, should not result in the overdevelopment of the site or its surroundings and should be compatible with surrounding land uses. It was established at outline planning stage that the proposed residential development would be compatible with neighbouring land uses, which includes a mixture of commercial, community and residential uses. The amount of development proposed at outline stage (up to 125 residential units) was also judged to be acceptable and it is noted that the number of residential units now proposed (123) is slightly less than the maximum number anticipated. As such, the proposed development is considered acceptable in land use terms and would not result in overdevelopment of the site.

In terms of the impact on surrounding residential properties, the nearest properties are located approximately 40 metres to the northwest and southwest of the site's western boundary. As such, the proposed residential buildings fronting onto Blackwood Road would not give rise to any unacceptable impacts on the amenity of the occupiers of surrounding residential properties by means of overlooking, overshadowing or overbearing.

Whilst a shorter a separation distance of approximately 20 metres would be maintained between the proposed residential buildings and the commercial uses opposite the western boundary of the site at Blackwood Road, this existing use represents a less sensitive use in terms of amenity standards and the separation distance is considered to be acceptable. Similarly, an acceptable separation of at least 30 metres would be maintained between the proposed residential buildings and the community buildings to the south of the site. A band of trees would also help screen these neighbouring uses.

The proposed layout, building orientations and window arrangements would prevent any direct overlooking between the habitable room windows of the proposed residential buildings. It is also considered that the future occupiers of the dwellings would not experience unacceptable levels of overbearing or overshadowing from neighbouring buildings. All of the proposed houses/bungalow would be provided with adequate

private garden space and the future occupiers of the proposed apartments would be able to access and utilise both onsite areas of open space provision and the footpaths which link to Sir Harold Finch Memorial Park to the north.

Overall, it is considered that the proposed residential development is compatible with neighbouring land uses, would not result in overdevelopment of the site and would not have an unacceptable impact on the residential amenity of the occupiers of the surrounding properties or the future occupiers of the development. As such, the proposal is considered to be in accordance with Policy CW2 of the adopted LDP.

Ecology

Policy SP10 seeks to protect, conserve and enhance the natural heritage of the County Borough. Policy CW4 also states that development proposals must conserve, and where appropriate, enhance the ecological importance of local designations, or, where the need for the development outweighs the ecological importance of the site, the harm is minimised by mitigation measures and offset as far as practicable by compensation measures.

As indicated above, the site itself is not covered by any statutory or non-statutory designations. However, to the north of the site is a designated Local Nature Reserve, and to the north and west of the site is a Site of Special Scientific Interest (SSSI). A landscape buffer would be maintained between the curtilages of the proposed residential units and these nature conservation designations and it is not considered that the proposed residential development would have a direct impact on them. It is noted that Natural Resources Wales (NRW) has raised potential concerns in respect of how the SSSI would be accessed for future maintenance. However, it is not considered that the proposed development would necessarily prevent such access as much of the northern boundary of the site would remain undeveloped and two existing footpath links would be retained that provide direct access. A further potential access point also exists to the northwest of the site from the public car park off Blackwood Road.

In respect of the site itself, an additional Reptile Survey (RS) has been submitted with this reserved matters application which indicates that no reptiles were found during the survey undertaken during the summer of 2021. Moreover, the RS confirms that subject to the implementation of appropriate mitigation measures, the proposed residential development is unlikely to have an adverse impact on reptiles during the construction phase of the development and would have a neutral impact during the operational phase. The Council's Ecologist has raised no objection to the proposed development and NRW has confirmed that implementation of the recommendations within the submitted Preliminary Ecological Appraisal Report (PEAR) would overcome any concerns in relation to protected species. It is therefore recommended that the PEAR and all other ecology related reports are included within the approved documents condition and a biodiversity enhancement related condition is imposed as part of any approval.

In terms of onsite habitat, it was highlighted at outline application stage that the grassland in the eastern part of the site had been identified as an important hay meadow type grassland supporting a population of southern marsh orchids. At the time, it was recommended that further consideration be given to the preservation of this habitat either in situ or through translocation. In order to accommodate the number of residential units proposed, it has not been possible to retain much of this habitat in situ and as such, the Council's Ecologist has recommended that a condition be imposed which secures a scheme for the compensation/translocation of this important grassland.

On the basis of the above, subject to imposition of necessary ecology related conditions, it is considered that the proposed residential development would not have an unacceptable impact on local species and habitats. As such, the proposal would meet the requirements of Policies SP10 and CW4 of the adopted LDP.

Surface Water Drainage

In terms of surface water management, the proposed residential development would incorporate a range of Sustainable Drainage Systems (SuDS), comprising of permeable paving, swales, rain gardens and bio-retention areas that would connect to a detention basin which forms part of the area of open space located on the eastern edge of the site. The detention basin would receive the surface water flows from across the site before discharging to an adjacent watercourse. As the proposed development is for more than one dwelling, these details require a separate consent from the SuDS Approval Body which has now been granted. The Council's Drainage Engineer has confirmed that the submitted surface water drainage details are consistent with those approved under the sustainable drainage application.

Affordable Housing

The outline planning permission for the residential development of the site was granted subject to a Section 106 Agreement that required the provision of 25% affordable housing to be provided on site (which equates to 31 dwellings). This accords with Policy CW11 of the LDP. The affordable units will be managed by POBL Housing Association.

Comments from Consultees: Natural Resources Wales together with the Council's Ecologist and Transportation and Engineering Services Manager have requested a Construction Environmental Management Plan (CEMP) by condition, it should be noted that a CEMP has been submitted for approval and the requested details are contained within the document. On that basis it is not considered reasonable or necessary to require any further information in this regard.

Comments from public: No comments received.

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.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

In conclusion the application is recommended for approval subject to conditions.

Living Decision Document: The application also seeks to discharge conditions 01, 02, 06, 07, 10, 11, 14, 15, 17, 18 and 20 attached to outline planning permission 20/0047/OUT. In that regard:-

There is no decision for the Local Planning Authority to make in respect of Condition 01 of planning consent 20/0047/OUT.

There is no decision for the Local Planning Authority to make in respect of Condition 02 of planning consent 20/0047/OUT.

Details in respect of condition 06 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 issued by Caerphilly County Borough Council in respect of Section Through Root Protection and Linear Drain, Tree Protection Plan, Tree Retention/Removal Plan and Arboricultural Method Statement prepared by Treescene Arboricultural Consultants dated 05th October 2021 received on 11.10.2021.

Details in respect of condition 07 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 issued by Caerphilly County Borough Council in respect of the Remediation Strategy Report prepared by Terra Firma received on 26.05.2021, the Geo-Environmental Assessment prepared by Earth Science Partnership and the Geotechnical and Geo-Environmental Report prepared by Terrafirma received on 31.08.2021.

Details in respect of condition 10 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 issued by Caerphilly County Borough Council in respect of the Construction Environmental Management Plan (CEMP) prepared by Lovell received on 31.08.2021.

Details in respect of condition 11 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 issued by Caerphilly County Borough Council in respect of the Construction Environmental Management Plan (CEMP) prepared by Lovell received on 31.08.2021.

Details in respect of condition 14 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 issued by Caerphilly County Borough Council in respect of the National Vegetation Classification Survey Report prepared by JBA consulting and the Great Crested Newt Report prepared by JBA consulting both received on 26.05.2021 together with the Ecological Construction Method Statement prepared by Be Ecological Ltd Partnership and the Reptile Survey prepared by Be Ecological Ltd Partnership received on 31.08.2021.

Details in respect of condition 17 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 granted by Caerphilly County Borough Council in respect of the Travel Plan prepared by Acstro and Travel Plan Co-ordinator Letter received on 26.05.2021.

Details in respect of condition 18 of planning consent 20/0047/OUT have been agreed by consent 21/0585/RM dated XX/XX/2021 granted by Caerphilly County Borough Council in accordance with the email received from the Public Rights of Way Officer dated 19.07.2021.

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 two 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:
Dwg No. TP-01 Rev G Site Layout Plan received on 31.08.2021;
Dwg No. 01 4P2B X2 LINK Floor Plans received on 19.10.2021;
Dwg No. 02.1 4P2B X2 LINK Elevations Render Plans received on 19.10.2021;
Dwg No. 02.2 4P2B X2 LINK Elevations Brick Plans received on 19.10.2021;
Dwg No. 01 4P2B DQR V1 Floor Plans received on 19.10.2021;
Dwg No. 02.1 Rev A 4P2B DQR V1 Floor Elevations Render received on 19.10.2021;
Dwg No. 02.2 Rev A 4P2B DQR V1 Floor Elevations Brick received on 19.10.2021;
Dwg No. 01 4P2B DQR V2 Floor Plans received on 19.10.2021;
Dwg No. 02.1 Rev 1 4P2B DQR V2 Floor Elevations Render received on 19.10.2021;

Dwg No. 02.2 Rev B 4P2B DQR V1 Floor Elevations Brick received on 19.10.2021;
Dwg No. 01 5P3B DQR Gable Floor Plans received on 19.10.2021;
Dwg No. 02.1 Rev A 5P3B DQR Gable Elevations Render received on 19.10.2021;
Dwg No. 02.2 Rev B 5P3B DQR Gable Elevations Brick received on 19.10.2021;
Dwg No.01 ELSIE V2 Floor Plans received on 19.10.2021;
Dwg No.02.1 Rev A ELSIE V2 Elevations Render received on 19.10.2021;
Dwg No.02.2 Rev B ELSIE V2 Elevations Brick received on 19.10.2021;
Dwg No.01 HUMBERSTONE Floor Plans received on 19.10.2021;
Dwg No.02.1 Rev A HUMBERSTONE Elevations Render received on 19.10.2021;
Dwg No.02.2 Rev B HUMBERSTONE Elevations Brick received on 19.10.2021;
Dwg No. 01 Hampstead V3 Floor Plans received on 31.08.2021;
Dwg No.02.1 Rev A HAMPSTEAD Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A HAMPSTEAD Elevations Brick received on 26.05.2021;
Dwg No.01 HOW/LET LINK Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A HOW/LET LINK Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A HOW/LET LINK Elevations Brick received on 26.05.2021;
Dwg No.01 HOWARD Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A HOWARD Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A HOWARD Elevations Brick received on 26.05.2021;
Dwg No.01 LETCHWORTH V1 Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A LETCHWORTH V1 Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A LETCHWORTH V1 Elevations Brick received on 26.05.2021;
Dwg No.01 LETCHWORTH V2 Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A LETCHWORTH V2 Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A LETCHWORTH V2 Elevations Brick received on 26.05.2021;
Dwg No.01 LETCHWORTH V3 Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A LETCHWORTH V3 Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A LETCHWORTH V3 Elevations Brick received on 26.05.2021;
Dwg No.01 LETCHWORTH V4 Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A LETCHWORTH V4 Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A LETCHWORTH V4 Elevations Brick received on 26.05.2021;
Dwg No.01 LET/LET LINK Floor Plans received on 26.05.2021;
Dwg No.02.1 LET/LET LINK Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A LET/LET LINK Elevations Brick received on 26.05.2021;
Dwg No.01 MORRIS Floor Plans received on 26.05.2021;

Dwg No.02.1 MORRIS Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A MORRIS Elevations Brick received on 26.05.2021;
Dwg No.01 RHI/RHI LINK Floor Plans received on 26.05.2021;
Dwg No.02 RHI/RHI LINK Elevations received on 26.05.2021;
Dwg No.01 RHIWBINA - MID Floor Plans received on 26.05.2021;
Dwg No.02 Rev A RHIWBINA - Elevations Brick received on 26.05.2021;
Dwg No.01 READE V2 Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A READE V2 Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A READE V2 Elevations Brick received on 26.05.2021;
Dwg No.01 READE V3 Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A READE V3 Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A READE V3 Elevations Brick received on 26.05.2021;
Dwg No.01 OSBORNE GABLE Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A OSBORNE GABLE Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A OSBORNE GABLE Elevations Brick received on 26.05.2021;
Dwg No.01 OSB/RHI/RHI/OSB LINK Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A OSB/RHI/RHI/OSB LINK Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A OSB/RHI/RHI/OSB LINK Elevations Brick received on 26.05.2021;
Dwg No.01 OAKDALE Floor Plans received on 26.05.2021;
Dwg No.02.1 Rev A OAKDALE Elevations Render received on 26.05.2021;
Dwg No.02.2 Rev A OAKDALE Elevations Brick received on 26.05.2021;
Dwg No. 01 4P5P LINK Floor Plans received on 26.05.2021;
Dwg No. 02.1 Rev A 4P5P LINK Elevations Render received on 26.05.2021;
Dwg No. 02.2 Rev A 4P5P LINK Elevations Brick received on 26.05.2021;
Dwg No. 01 4P6P LINK Floor Plans received on 26.05.2021;
Dwg No. 02.1 4P6P LINK Elevations Render received on 26.05.2021;
Dwg No. 02.2 LINK Elevations Brick received on 26.05.2021;
Dwg No. 01 5P3B DQR Bungalow V2 Floor Plans received on 26.05.2021;
Dwg No. 01 Rev A5P3B DQR Bungalow V2 Elevations Render received on 26.05.2021;
Dwg No. 01 5P3B DET DQR Gable Floor Plans received on 26.05.2021;
Dwg No. 02.1 5P3B DET DQR Gable Elevations Render received on 26.05.2021;
Dwg No. 02.2 1 5P3B DET DQR Gable Elevations Brick received on 26.05.2021;
Dwg No. 01 Rev A Alms Houses Ground Floor Plans received on 26.05.2021;
Dwg No. 02 Rev A Alms Houses First Floor Plans received on 26.05.2021;
Dwg No. 03 Rev A Alms Houses Elevations Sheet 1 of 2 received on 26.05.2021;
Dwg No. 04 Rev A Alms Houses Elevations Sheet 2 of 2 received on 26.05.2021;
Dwg No. 01 Rev B APARTMENT-2 2P1BX6 DQR FLATS Ground Floor Plans received on 26.05.2021;
Dwg No. 02 Rev A APARTMENT-2 2P1BX6 DQR FLATS First Floor Plans received on 26.05.2021;

Dwg No. 03 Rev A APARTMENT-2 2P1BX6 DQR FLATS Elevations Sheet 1 of 2 received on 26.05.2021;
Dwg No. 04 Rev B APARTMENT-2 2P1BX6 DQR FLATS Elevations Sheet 2 of 2 received on 26.05.2021;
Dwg No. 01 APARTMENT-3 2P1BX4 DQR FLATS Ground Floor Plans received on 26.05.2021;
Dwg No. 02 APARTMENT-3 2P1BX4 DQR FLATS First Floor Plans received on 26.05.2021;
Dwg No. 03 Rev A APARTMENT-3 2P1BX4 DQR FLATS Elevations Sheet 1 of 2 received on 26.05.2021;
Dwg No. 04 Rev A APARTMENT-2 2P1BX6 DQR FLATS Elevations Sheet 2 of 2 received on 26.05.2021;
Dwg No.01 Rev A GARAGE G2 Floor Plans and Elevations received on 26.05.2021;
Dwg No.01 Rev A GARAGE G3 Floor Plans and Elevations received on 26.05.2021;
Dwg No.01 Rev A GARAGE G4 Floor Plans and Elevations received on 26.05.2021;
Dwg No.01 Rev A GARAGE G6 Floor Plans and Elevations received on 26.05.2021;
Dwg No.01 SALES GARAGE Floor Plans and Elevations received on 26.05.2021;
Dwg No. 2078-D01 External Details 1800mm Screen Wall received on 26.05.2021;
Dwg No. 2078-D02 External Details 1800mm Close Board Fence received on 26.05.2021;
Dwg No. 2078-D03 External Details 1200mm Close Board Fence received on 26.05.2021;
Dwg No. 2078-D04 External Details 1800mm Close Board Gate received on 26.05.2021;
Dwg No. 2078-D05 External Details 1100mm High Ball Top Railings received on 26.05.2021;
Dwg No. 2078-D06 External Details 450mm High Stone Wall received on 26.05.2021;
Dwg No. SL-01 Sales Layout Plan received on 26.05.2021;
Dwg No. 461148-15-02-01 Site Entrance Layout received on 26.05.2021;
Dwg No. 461148-15-02-02 Site Compound Layout Phase 1 received on 26.05.2021;
Dwg No. 461148-15-02-03 Site Compound Layout Phase 2 received on 26.05.2021;
Dwg No. EW-01 Rev G External Works Sheet 1 of 2 received on 31.08.2021;
Dwg No. EW-02 Rev G External Works Sheet 1 of 2 received on 31.08.2021;
Dwg No. SV-01 Rev B Services Layout Sheet 1 of 2 received on 31.08.2021;
Dwg No. SV-02 Rev B Services Layout Sheet 1 of 2 received on 31.08.2021;
Dwg No. SEC-02 Rev B Additional Sections received on 31.08.2021;

Dwg No. 0001 Rev P12 Proposed Levels and Retaining features received on 31.08.2021;
Confirmation of Travel Plan co-ordinator letter received on 26.05.2021;
Travel Plan prepared by Acstro Limited received on 26.05.2021;
Ecological Construction Method Statement prepared by Be Ecological Ltd Partnership received on 31.08.2021;
Reptile Survey prepared by Be Ecological Ltd Partnership received on 31.08.2021;
Preliminary Ecological Appraisal Report prepared by JBA consulting received on 26.05.2021;
Great Crested Newt Report prepared by JBA consulting received on 26.05.2021;
National Vegetation Classification Survey Report prepared by JBA consulting received on 26.05.2021;
Construction Environmental Management Plan (CEMP) prepared by Lovell received on 31.08.2021;
Geo-Environmental Assessment prepared by Earth Science Partnership received on 31.08.2021;
Geotechnical and Geo-Environmental Report prepared by Terrafirma received on 31.08.2021;
Remediation Strategy Report prepared by Terra Firma received on 26.05.2021;
Section Through Root Protection and Linear Drain received on 11.10.2021;
Tree Protection Plan received on 11.10.2021;
Tree Retention/Removal Plan received on 11.10.2021; and
Arboricultural Method Statement prepared by Treescene Arboricultural Consultants dated 05th October 2021 received on 11.10.2021.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) 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 in accordance with policy SP6 and CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) Prior to occupation 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) 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 construction works are commenced on site.

REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) 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.
- 07) Prior to the occupation of the dwelling(s) hereby approved all hard surfacing within the curtilage(s) shall have been:
- 1) constructed in porous or permeable materials, or
 - 2) provided with drainage to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse, and
 - 3) where a surface is to be used as a parking area or drive it shall not be constructed in loose materials,
- and thereafter those areas shall be permanently maintained so as to comply with requirements 1), 2) and 3) of this condition.
REASON: To provide a sustainable drainage system and avoid loose materials being taken out onto the highway in accordance with policies CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) 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), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) Notwithstanding the submitted plans prior to the commencement of the development a revised scheme depicting hard and soft landscaping together with a programme of long term maintenance of the 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.

- 10) Prior to the commencement of development, a scheme for the creation/translocation of the important grassland on site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of translocation/planting, a management plan, details on securing of appropriate land, methods of securing this eg legal agreement/S106 and a post development monitoring plan. The scheme shall be implemented as agreed unless otherwise in agreed in writing with the Local Planning Authority.
REASON: To provide biodiversity conservation measures, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales (2021) and Technical Advice Note 5: Nature Conservation and Planning (2009).
- 11) Prior to the commencement of development, a biodiversity strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not be exclusively limited to:
Details of off-site habitat creation or improvement (grassland);
Habitat creation or improvement, further to that required as mitigation and compensation, to help the site achieve no net-loss to biodiversity. (Including a management plan for such a site);
Enhancements for bats and birds (bird and bat boxes shall be provided on a minimum of 25% of the total number of units on site);
Restriction of timing on vegetation clearance to protect breeding birds;
Sensitive lighting plan for the benefit of biodiversity; and
Management plan for all retained and created areas, and newly created areas such as but not limited to highway verges and amenity areas that are for the benefit of biodiversity.
The strategy shall be implemented as agreed.
REASON: To provide biodiversity conservation measures, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales (2021) and Technical Advice Note 5: Nature Conservation and Planning (2009).
- 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 shall be erected or planted within the curtilage of any dwelling forward of the front walls of those dwellings hereby permitted or between the dwellings and any adjacent highway, driveway, footpath or car parking space other than those indicated in the approved plans without the approval of the Local Planning Authority.

REASON: To retain the open character of the development in the interests of visual amenity in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 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 enlargement to the roof 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 visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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

- 15) The development hereby approved shall make provision for gigabit capable broadband infrastructure to serve all of the approved dwellings. The necessary infrastructure required shall be installed prior to the occupation of the first dwelling.

REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.

Discharge of Conditions

- DOC) Condition 01 of planning consent 20/0047/OUT

Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.

DECISION: There is no decision for the Local Planning Authority to make in respect of Condition 01.

- DOC) Condition 02 of planning consent 20/0047/OUT

Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

DECISION: There is no decision for the Local Planning Authority to make in respect of Condition 02.

- DOC) Condition 06 of planning consent 20/0047/OUT

No operations of any description (including all forms of development, tree felling, tree pruning) shall commence on site until a detailed Arboricultural Method Statement, which shall include a Tree Protection Plan and detailed schedule of works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full compliance with the Arboricultural Method Statement.

DECISION: Details Agreed.

DOC) Condition 07 of planning consent 20/0047/OUT

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.

DECISION: Details Agreed.

DOC) Condition 10 of planning consent 20/0047/OUT

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.

DECISION: Details agreed.

DOC) Condition 11 of planning consent 20/0047/OUT

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.

DECISION: Details agreed.

DOC) Condition 14 of planning consent 20/0047/OUT

Prior to the commencement of any works on site, details of the method of clearance/felling provision shall be submitted to the Local Planning Authority for approval. The approved details will be strictly complied with.

DECISION: Details agreed.

DOC) Condition 17 of planning consent 20/0047/OUT

Prior to commencement on site a residential travel plan shall be submitted to and approved by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.

DECISION: Details agreed.

DOC) Condition 18 of planning consent 20/0047/OUT

DECISION: Prior to the commencement of the development details shall be submitted to the Local Planning Authority detailing proposed improvement works to Public footpath (footpath reference: 88) that runs along the southern boundary of the site. The agreed improvement works shall be completed prior to first occupation of any of the dwellings approved.

DECISION: Details agreed.

Advisory Note(s)