

## APPENDIX A

**Application Number:** 22/0175/NCC.

**Date Received:** 22.02.2022.

**Applicant:** Bryn Aggregates Ltd.

**Description and Location of Development:** Vary condition 02 of planning consent 19/0276/NCC (Vary Condition 6 (Hours of operation) of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to extend the hours of operation for utility providers) to extend the period of extraction and restoration works at the site for a further two years (in each case) so that extraction of minerals shall now cease by 31 December 2024 and restoration shall be completed by 31 December 2032 - Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY.

**APPLICATION TYPE:** Development without complying with conds.

### SITE AND DEVELOPMENT

Location: Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed, CF82 8FY.

Site description: The application site has an area of approximately 12.7 hectares encompassing the existing Bryn Quarry. Bryn Quarry is situated at Gelliargwellt Uchaf Farm, which also incorporates a dairy farm, waste recovery and recycling facility, and an anaerobic digestion facility occupying an area of land which lies between Gelligaer, Nelson and Trelewis. In this respect Gelligaer lies to the north, Penybryn to the East, Trelewis to the west and Nelson to the south-west.

Development: Vary condition 02 of planning consent 19/0276/NCC (Vary Condition 6 (Hours of operation) of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to extend the hours of operation for utility providers) to extend the period of extraction and restoration works at the site for a further two years (in each case) so that extraction of minerals shall now cease by 31 December 2024 and restoration shall be completed by 31 December 2032.

### PLANNING HISTORY 2010 TO PRESENT

11/0224/FULL - Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works - Refused 08.12.2011.

11/0226/FULL - Provide permanent operation of materials recycling facility and erection of new building - Refused 08.12.2011.

12/570/FULL - Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works - Granted 13.08.2013.

14/0226/FULL - Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) - Granted 14.07.2014.

14/0422/NCC - Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00 - Granted 12.02.2015.

15/0488/RET - Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility - Granted 10.12.2015.

16/0069/COND - Discharge Condition 12 (external lighting), Condition 13 (wheel and road washing), Condition 14 (surface water drainage), Condition 15 (slurry pipeline), Condition 16 (landscaping), Condition 18 (construction method statement) and Condition 20 (odour management) of planning permission 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) - Decided 25.04.2016.

18/0085/NCC - Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) - Granted 19.04.2018.

18/0087/NCC - Remove condition 12 of planning consent 14/0422/NCC (Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00) to enable the continuation of restricted Saturday and Bank Holiday hours - Granted 19.04.2018.

18/0843/NCC - Vary condition 08 of planning consent 18/0085/NCC (Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks,

digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) to enable collections to take place on Sundays - Granted 06.12.2018.

19/0275/NCC - Vary Condition 08 (Hours of operation) of planning consent 14/0226/FULL (Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) to extend the hours of operation for utility providers - Refused 12.09.2019 and allowed at appeal.

20/0171/COND - Discharge conditions 6 (Resurfacing of access road) and 7 (Site Management Plan) of planning consent 19/0275/NCC granted on appeal reference number APP/K6920/A/19/3240193 (Vary Condition 08 (Hours of operation) of planning consent 14/0226/FULL (Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) to extend the hours of operation for utility providers) - Decided 09.04.2020.

20/0293/FULL - Carry out engineering works to provide a lagoon and associated works and infrastructure - Granted 08.07.2020.

20/0702/FULL - Enable the retention of, and proposed extension to, quarry operations including new drainage systems and settlement ponds, landscape bunds and associated works and a site restoration scheme - Refused 15.11.2021 - appeal pending.

21/0476/NCC - Vary condition 3 and remove condition 12 of planning consent 18/0087/NCC (Remove condition 12 of planning consent 14/0422/NCC (Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00) to enable the continuation of restricted Saturday and Bank Holiday hours) to enable the continuation of hours of operation - Pending Consideration.

22/0116/NOTA - Excavate and form surface water lagoon to serve agricultural operations - Pending Consideration.

22/0117/FULL - Excavate and form surface water lagoon to serve agricultural operations - Pending Consideration.

## POLICY

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

Site Allocation: The site is within the Mynydd Eglwysilan Special Landscape Area and a sandstone safeguarding area.

Policies: CW3 (Highways), CW2 (Amenity), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW6 (Trees, Woodland and Hedgerow Protection), CW15 Locational Constraints, CW22 Mineral Safeguarding, CW23 Locational Constraints - Mineral Site Buffer Zones, NH1.3 (Special Landscape Areas), MN1 (Mineral Site Buffer Zones), SP8 (Mineral Safeguarding).

NATIONAL POLICY Planning Policy Wales, Mineral Planning Policy Wales, MTAN1: Aggregates, Regional Technical Statement for Aggregates.

## Planning Policy Wales

5.14.23 Aggregates suitable for road surfacing construction and maintenance, where high specification aggregates are required for skid resistance, are of importance to the UK and significant resources occur in Wales. The UK and regional need for such minerals should be accorded significant weight provided environmental impacts can be limited to acceptable levels. The fundamental characteristics of these materials, which distinguish them from more general-purpose aggregates, are their ability to meet the stringent specifications required for road construction and repair and wherever possible high specification aggregates should be used for these purposes. Planning authorities should identify potential high specification aggregate resources and consider whether there is a need to protect these resources and potential rail connections to the resources from sterilisation.

5.14.47 Extensions to existing mineral working, whether they be time, lateral or depth extensions should be considered in the same manner as applications for new sites. Each application will need to consider the impact on the site as a whole and the wider surroundings and will need to be considered on its own merits.

5.14.48 The presence of an existing quarry should be a material consideration when considering a proposal for an extension. There may be benefits to extending a site in terms of shared infrastructure, for instance, as opposed to working a new greenfield site.

## ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

## COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, the application site falls partly within the defined Development High Risk Area.

## CONSULTATION

Landscape Architect - CCBC - From a Landscape and Visual perspective, views afforded from the surrounding area to the development are anticipated to be largely unchanged and providing that landscape mitigation measures, follow the consented plans, that the extended period of quarrying would continue to be adequately assimilated into the landscape. Therefore, the effect of the additional two years would have minimal in terms of Landscape and Visual aspects and would not be considered significant.

Rights Of Way Officer -

CADW -

Natural Resources Wales - No objection.

Transportation Engineering Manager - CCBC - There is no objection to the extension of time for two years.

Environmental Health Manager - CCBC - Environmental Health have no objections to the application to extend the quarrying and restoration periods by 2 years, as long as our previous conditions still apply.

Senior Engineer (Drainage) -

The Coal Authority - No objection.

Chief Fire Officer - South Wales Fire and Rescue Service have looked at the above application and currently have no comment to make.

Ecologist -

Merthyr Tydfil County Borough Council - No objections.

Dwr Cymru/Welsh Water - We have no objection to the variation of the above conditions.

Welsh Government - Planning Directorate -

Glamorgan-Gwent Archaeological Trust - No comments.

## ADVERTISEMENT

Extent of advertisement: The application was advertised via press notice, site notice and neighbour notification letters.

Response: 5 objections have been received.

### Summary of observations:

- Noise, dust smell distress and damage.
- Heavy traffic.
- Adverse Impact on nature and wildlife.
- Impact on local residents including children and elderly people.
- Encroachment towards homes.
- Impact on environmental and historic designations.

### 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? Yes.

Based on current evidence, the extension of the time period for excavation and restoration is unlikely to present a significant issue in this respect, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

#### Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area.

This application has been submitted to allow the continuation of the extraction of minerals at Bryn Quarry for an additional period of two years (sought to be extended until 31 December 2024). It would also extend the restoration period for the quarry by two years as well (until 31 December 2032). The applicant has stated within the submitted documentation that extraction at the quarry has not taken place at the anticipated rates due to the Covid-19 pandemic causing issues and delays with the operations at the site and as such there are remaining reserves at the quarry within the approved area for extraction. It should be noted that this application relates only to the

extension of time and does not alter or extend the approved extraction area. It seeks to vary condition 2 of planning permission 19/0276/NCC which itself sought to vary a condition on an earlier permission 12/0570/FULL. Members may be aware that application 19/0276/NCC was refused by Planning Committee on grounds of impact upon residential amenity but this decision was subsequently subject to a planning appeal (appeal decision reference APP/K6920/a/19/3240204, dated 18.02.2020) which was considered by an independent Planning Inspectorate who upheld the appeal and granted planning permission.

Since that time Welsh Government has published 'Future Wales - the National Plan 2040' which is the national development framework for Wales, a statutory development plan which sets the direction for development in Wales to 2040. It contains a National Mineral Resources Map (pg26) which identifies bedrock resources including "Sandstone with potential for high specification aggregate". Future Wales also recognises "the value of mineral and material resources and the industry this supports is important at the local, regional and UK levels" (pg. 37).

It is noted that Planning Policy Wales advises in paragraph 5.14.47 that extensions to existing mineral working, including in relation to time, should be considered in the same manner as applications for new sites. Each application will need to consider the impact on the site as a whole and the wider surroundings and will need to be considered on its own merits. Planning Policy Wales further advises in paragraph 5.14.48 that "The presence of an existing quarry should be a material consideration when considering a proposal for an extension. There may be benefits to extending a site in terms of shared infrastructure, for instance, as opposed to working a new greenfield site."

Bryn Quarry produces High Specification Aggregate for use in road surfacing and the application relates to extending the time of extraction rather than permitting more quarrying than was originally approved under earlier permissions. It is therefore considered that the need for the aggregate remains and can be justified by its high specification in accordance with paragraph 49 of MTAN1.

With regard the adopted Local Development Plan Bryn Quarry is protected under Policy MN1.2 Bryn Quarry with a Mineral Buffer Zone. This Policy works in tandem with Policy CW23 (Locational Constraints - Mineral Site Buffer Zones) and in this respect the extension of time will not impact on the conformity with either policy MN1.2 or Policy CW23. The quarrying activity would remain a distance which is in excess of the 200m separation distance as recommended in MTAN1.

The existing site has been subject to quarrying for a number of years and therefore the landform has already been significantly altered by the quarrying carried out to date. As such it is considered that the general impacts of quarrying on the application site and wider area (such as visual impact and ecology) have already been substantially undertaken by the quarrying activity already carried out; and at the time of this application there is a need for restoration of the existing parts of the quarry from where the mineral resource has already been exploited. Notwithstanding this fact the proposal

is considered to have an acceptable impact on the Special Landscape Area as it includes restoration proposals to safeguard the Special Landscape Area in the long term. The site is within the Mynydd Eglwysilan Special Landscape Area designated under Policy NH1.3 and the Landscape Officer has raised no objections to the proposed extension of time in terms of quarrying activities and subsequent restoration.

The current proposal to extend the time period for both the quarrying for an additional 2 years together with the site restoration has to be balanced against the impact on residents of these activities being prolonged.

The activities at the quarry include periodic blasting to facilitate the extraction of the mineral resource and then associated extraction and related activities. The existing permission is presently controlled by planning conditions which include restrictions on hours of quarrying and blasting, restriction on daily volume of stone to be exported from the site and material to be imported for fill. There are limits on blasting in terms of Peak Particle Velocity (PPV) which measures ground vibration and these are more stringent than the levels recommended in MTAN1. There are also restrictions on site noise. It is proposed that these conditions would be re-imposed on this application if approved. The proposed period of an additional two years for quarrying and then an additional two years for site restoration over and above the existing permission is considered to have a limited impact when considering the existing consented situation. The development, therefore, accords with Policy CW2 (Amenity) in having an acceptable impact on surrounding residents.

The impact on the highway network has been considered, the restrictions in place on the existing consent will be re-imposed on this application and will not result in an increase in existing traffic over the operational and restoration periods originally anticipated it would result in having broadly the same traffic generation albeit over a longer period. The development accords with Policy CW3 (Highways) in having an acceptable impact on surrounding residents.

There will be no unacceptable impacts on Listed Buildings or other heritage assets in the area from the approval of the proposed extension of time.

The impact on ecology and sensitive wildlife sites is not considered to be materially impacted; as the proposed change relates to the time period only, rather than a change in operation of the site and as such the development accords with Policy CW4 (Protection of Natural Heritage).

Comments from Consultees: None.

Comments from public:

- Noise, dust smell distress and damage.
- Impact on local residents including children and elderly people.



The proposed planning conditions will address matters arising from site activities along with matters covered by environmental permits.

- Heavy traffic.

The proposals will not increase traffic levels but rather maintain existing traffic levels for a longer period. The Highway Authority have offered no objection to the proposal.

- Adverse Impact on nature and wildlife.

- Impact on environmental and historic designations.

The impacts would be the same as the originally consented scheme and the increase in timescale would not be significant in terms of the overall impacts of the proposal.

- Encroachment towards homes.

The application under consideration does not represent an extension of working area towards existing homes only relating to an extension to the time periods for quarrying and subsequent restoration.

#### 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.

The proposed extension of time for quarrying and subsequent restoration of the site is considered acceptable and the application is recommended for approval accordingly.

**RECOMMENDATION that Permission be GRANTED**

This permission is subject to the following condition(s)

- 01) Extraction of minerals shall cease by 31 December 2024 and restoration shall be completed by 31 December 2032.

REASON: The permission relates to temporary development and to ensure that the site is restored in a timely manner.

- 02) The maximum volume of stone exported from the site shall not exceed 400 tonnes a day. Records of the volume of stone exported from the site shall be kept by the quarry operator and shall be made available to the Local Planning Authority on request.

REASON: In the interests of highway safety and general amenity in accordance with Policy CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 03) The maximum volume of waste material for fill imported to the site shall not exceed 200 tonnes a day. Records of the volume of fill imported to the site shall be kept by the quarry operator and shall be made available to the Local Planning Authority upon request.

REASON: In the interests of highway safety and general amenity in accordance with Policy CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 04) Nothing other than clean, dry, non putrescible waste material shall be deposited at the site.

REASON: To ensure the effective restoration of the site to the proposed aftercare in accordance with Policy CW2, CW4 and CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 05) Except in emergencies to maintain safe quarry working the winning and working and processing of stone, loading of materials within the quarry, and the tipping of inert waste shall not be carried out at the site except between the following times:
- a) 07.00 to 19.00 hours Monday to Friday and 07.00 to 13.00 hours Saturdays.
  - b) No operations other than environmental monitoring and water pumping shall take place at the site on Sundays or Bank or Public Holidays.
  - c) No blasting shall take place except between the hours of 10.00 and 16.00 hours Monday to Friday.

REASON: To protect the amenity interests of local residents in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) The site may be open solely for the receipt of waste from utility providers and their contractors outside the stated hours for a maximum of 60 occurrences per yearly quarter (3-month calendar period), including those occurrences permitted by Caerphilly County Borough Council planning permission 19/0275/NCC.

REASON: To minimise the impacts on residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 07) Records of vehicles entering the site outside the stated hours shall be kept and shall be made available for inspection by the Local Planning Authority upon request. The register shall contain details of the date and hours of operation that have occurred outside of the stated hours. An annual summary should be provided no later than 31 January in the following year.  
REASON: To minimize the impacts on residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) The access shall be completed in accordance with the details approved under application reference 20/0172/COND and retained as such for as long as the development remains in existence.  
REASON: To minimise the impacts on residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) The development shall be operated in accordance with the Site Management Plan relating to the management of the 'out of hours receipt of waste from utility providers and their contractors' details submitted and approved under application reference 20/0172/COND.  
REASON: To minimise the impacts on residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) No vehicle shall enter the public highway unless its wheels and chassis have been cleaned to prevent material being deposited on the highway.  
REASON: In the interests of highway safety and to prevent mud being deposited on the highway in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) A maximum of three vehicles laden with minerals extracted under this permission shall leave the site and enter onto the B4254 during each of the following time periods during school term time:-  
08.10 - 09.10 hours, 11.55 - 12.55 hours, and 15.15 - 16.00 hours.  
REASON: In the interests of highway safety and general amenity in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) Blasting shall be designed so that the ground vibration measured as peak particle velocity (PPV) in any one of three orthogonal planes shall not exceed 4mm per second in 95% of all blasts carried out over any six month period and no individual blast shall exceed a PPV of 8mm per second as measured at any sensitive receptor.  
REASON: To safeguard amenity interests in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 13) No blasting shall take place except in accordance with a scheme specifying monitoring locations, the monitoring equipment to be used and the presentation of results which shall be submitted to and approved by the Local Planning Authority before the development commences. The results of such monitoring shall be held at the quarry and be made available for inspection by the Local Planning Authority at reasonable times with copies being supplied to the Local Planning Authority upon request.  
REASON: To enable the effects of the development to be effectively monitored for the duration of the development in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Between the hours of 07.00 and 19.00 the noise levels arising from the development shall not exceed the proposed environmental noise limits (background noise level plus 10dB (A)) stated for any of the noise sensitive properties identified in the Environmental Noise Impact Assessment report 2612/T2 dated 5 July 2012.  
REASON: To protect the amenity interests of local residents in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Site clearance operations that involve the destruction and removal of vegetation, including felling clearing or removal of trees and shrubs or hedgerows shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority prior to their removal/felling/clearing to ensure that breeding birds are not adversely affected.  
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 Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) The site shall be restored in accordance with the details set out in application 12/0570/FULL (except in respect of the revised landscaping bund approved under permission 17/0971/NCC which shall be completed in accordance with that permission) within 12 months of the completion of tipping operations to final contours or their earlier permanent cessation.  
REASON: To ensure the satisfactory restoration of the site in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Within three months of the completion of operations or their earlier permanent cessation, an aftercare scheme detailing such steps as may be required to bring the land to a condition suitable for the proposed agricultural after use shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of
  - a. tree planting,

- b. cultivation, seeding and management of grassland in accordance with the rules of good husbandry,
- c. fertiliser and lime application based on soil analysis,
- d. grazing management,
- e. field water supplies,
- f. ditch, water course and piped ditch systems to control surface run-off and prevent erosion,
- g. provision for an annual formal review to consider the operations that have taken place during the preceding 12 months and the programme of management for the next 12 months. The parties to this review shall include the mineral operator, the site owner, the Local Planning Authority and the Welsh Government Agriculture Department,
- h. at least four weeks before the date of each review the operator shall provide the Local Planning Authority with a record of the management and operations covered by the review.

REASON: To ensure satisfactory aftercare takes place in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 18) Aftercare shall be carried out in accordance with the scheme approved under Condition 17 above for a minimum period of five years.  
REASON: To provide for satisfactory aftercare in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.