

Application Number: 23/0441/RM

Date Received: 04.07.2023

Applicant: Caerphilly Homes

Description and Location of Development: Seek approval of the reserved matters in respect of access, appearance, landscaping, layout and scale in respect of 82 no. dwellings and associated works of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Land At Grid Ref 318082 197935 Central Avenue To Groveside Road Oakdale

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the former Oakdale Comprehensive School site, between Oakdale Terrace, Penmaen Estate and The Rhiw, Oakdale.

Site description: The site is a former comprehensive school which has now been demolished. It is mostly vacant but contains a Multi Use Games Area (MUGA) that is still in use. Outline planning permission 21/1192/OUT has been granted for residential use at the site.

The site falls steeply from east to west. There are a number of existing individual, and groups of trees on the site, including a group in the northern part of the site which is covered by a tree preservation order (TPO No. 119/81/GCC).

A number of public rights of way are also located to the south, west and north of the site.

Development: The application is for the approval of the reserved matters of access, appearance, landscaping, layout and scale in respect of outline planning permission 21/1192/OUT for residential development on the site. This reserved matters application proposes the site is developed for 82 dwellings. 44 of the dwellings (53%) are proposed to be affordable housing.

Dimensions: Dwellings are proposed of varying dimensions and 3 apartment blocks are also proposed. The parameters for the dimensions of the buildings are set by outline planning permission 21/1192/OUT.

Materials: The buildings are proposed to be faced in buff bricks with slate effect roofs. Further details are given below.

Ancillary development, e.g. parking: Parking is proposed as discussed below. A Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP) are all proposed as public open space.

PLANNING HISTORY 2010 TO PRESENT 17/0841/NOTD - Demolish all single and multi-storey buildings on site excluding youth club - Prior Approval Not Required 25.10.2017.

21/1192/OUT -Erect residential development comprising of up to 99 No. units and associated works with all matters reserved – Granted 25.03.2022.

23/0055/COND -Discharge condition 20 (Bat Roost Survey) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) – Decided 06.03.2023.

23/0107/COND - Discharge condition 19 (Reptile Mitigation Method Statement) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Decided 13.03.2023.

23/0191/COND - Discharge condition 25 (Invasive Species) of planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) - Decided 27.04.2023.

23/0563/NMA- Seek approval of a non-material amendment to planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved) to vary condition 15 to amend the time trigger for the provision of the replacement MUGA facility - Refused 14.09.2023.

23/0623/RM- Seek the approval of a non-material amendment to planning consent 21/1192/OUT (Erect residential development comprising of up to 99 No. units and associated works with all matters reserved), Variation of Condition 5 (Approved Plans) to allow the substitution of the land use parameter plan- Land At Grid Ref 318082 197935 Central Avenue To Groveside Road Oakdale – 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 settlement boundary for Oakdale. A small part of it falls outside the settlement boundary and within the Oakdale, Blackwood and Penmaen Green Wedge, but this is proposed to be retained as woodland, with an additional pathway proposed only in this area to provide a link to the existing public right of way.

Policies:

Policy SP2 (Development Strategy - Development in the Northern Connections Corridor), Policy SP6 (Placemaking), Policy SP8 (Minerals Safeguarding), Policy SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), Policy SP21 (Parking Standards), Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), Policy CW5 (Protection of the Water Environment), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW8 (Protection of Community and Leisure Facilities), Policy CW10 (Leisure and Open Space Provision), Policy CW11 (Affordable Housing Planning Obligation); Policy CW15 (General Locational Constraints), Policy CW22 (Locational Constraints- Minerals), Policy SI1 (Green Wedges) and Policy NH3 (Site of Importance for Nature Conservation).

NATIONAL POLICY

Future Wales: Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking), Policy 3 (Supporting Urban Growth and Regeneration - Public Sector Leadership), Policy 7 (Delivering Affordable Homes), Policy 9 (Resilient Ecological Networks and Green Infrastructure), Policy 12 (Regional Connectivity) and Policy 13 (Supporting Digital Communications).

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Notes: 2: Planning and Affordable Housing (June 2006), 5: Nature Conservation and Planning (September 2009), 10: Tree Preservation Orders (October 1997), 11: Noise (October 1997), 12: Design (March 2016), 18: Transport and 24: The Historic Environment (May 2017).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, but the Site Investigation Report submitted with the outline application confirmed that only a thin intact coal seam was encountered on the site with no evidence of working. As such, the report has adequately proven that the site is safe and stable from a mining legacy perspective. The Coal Authority have raised no objection to the proposed development.

CONSULTATION

Transportation Engineering Manager - CCBC - No objection subject to conditions.

Landscape Architect - CCBC - The details are considered to be acceptable subject to conditions in respect of soft landscaping, boundary treatments and the LEAP.

Environmental Health Manager - Requires further details in respect of contamination, noise and dust.

Senior Engineer (Drainage) - No comments received.

CCBC - 21st Century Schools Manager - There is room in all catchment schools in the area.

CCBC Housing Enabling Officer - No objection.

Waste Strategy And Operations Manager - Provide advice in relation to waste collection and raise no objection to the application.

Dwr Cymru - No objection.

National Grid - Provide advice to be conveyed to the developer.

Placemaking Officer - Douglas McGlyn - Provides comment in respect of the design of a number of plots.

The Coal Authority - No objection.

Rights Of Way Officer - No objection.

Natural Resources Wales - No objection.

Strategic & Development Plans - No objection.

Senior Arboricultural Officer (Trees) - No objection subject to adequate tree protection measures being secured by condition.

Estates Manager - No objection.

ADVERTISEMENT

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

Response:

Objections have been received from 12 properties and 1 further objection has been received with no postal address attached.

Summary of observations: These are summarised below:

- * Too many dwellings;
- * Highway safety;
- * Increase in traffic;
- * Proposed flats obscure the visibility of drivers pulling out of Penmaen Estate;
- * Increase in demand for parking and lack of parking in area;
- * Access to proposed driveways being from Penmaen Estate;
- * Overlooking of neighbouring properties (including Greenbanks);
- * Increase in noise and light pollution to Greenbanks, particularly due to car parking next to house;
- * Excessive noise from traffic and people;
- * Increase in pollution;
- * Antisocial behaviour on pathways;
- * Noise, disruption, dirt and dust from construction;
- * Impact on wildlife and ecology, including the impact on relocated wildlife;
- * Loss of trees;
- * Loss of MUGA;
- * The land should be green space for the use of residents;
- * Houses out of keeping with other in areas due to lack of front gardens;
- * Lack of school places and capacity at local GP surgery and dentist surgeries;
- * Lack of infrastructure (including drainage) to cope with new housing;
- * Lack of access to shops for disabled people;
- * Lack of consultation with residents on development of site for housing;
- * The proposed social housing will devalue local properties;
- * Lack of bat survey;
- * Potential encroachment of boundary fencing on surrounding properties;
- * Lack of plans for increase to 99 dwellings;
- * Development not value for money due to topography.

SECTION 17 CRIME AND DISORDER ACT

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

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No, but there are trees with moderate potential to support roosting bats. This matter has been addressed by condition discharge application 23/0055/COND.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, the application site is located in the mid-range viability area where CIL is charged at £25 per square metre plus indexation.

ANALYSIS

Policies: The principle of developing the for site residential purposes was established through planning permission 21/1192/OUT and the 82 dwellings proposed is within the number (up to 99) permitted by the outline planning permission. Therefore, this matter is not considered any further in this report.

Highways

Vehicular access is proposed to be onto Oakdale Terrace. The site access and layout are considered acceptable in respect of highway safety subject to conditions suggested by the Transportation Engineering Manager.

Two car parking spaces are proposed for each of the houses, apart from the social rented 2 bedroom houses which are proposed to be provided with one car parking space each, and the affordable flats which are proposed to be provided with 4 car parking spaces per each block of 6 flats. This is considered to be an acceptable level of parking for this development.

Pedestrian and cycle access across the central green area of the site both from the eastern to the western plateaus and from/to Penmaen Estate would have improved the connectivity of the site for active travel. The applicant has advised this has been removed from the scheme on the advice of the Police Designing Out Crime Officer and that the works required to create this access across this steep area would result in a path that would be detrimental to the privacy of future occupiers. It is accepted that the topography will not allow for this (see below).

Design

As the site is steeply sloping, reprofiling works are required on the site to accommodate the development. This results in banks across the site, a number of retaining walls on plot boundaries, underbuilds and a stepped gabion retaining feature to allow the creation of a ramp to access the Locally Equipped Area of Play (LEAP).

A steeply sloping area of green space in the central part of the site is proposed which will accommodate landscaping and SUDS infrastructure, and which will be profiled using banks as shown on the levels and contours plan, without the use of retaining walls.

The requirement for the above engineering works results from the topography of the site and is considered acceptable.

Dwellings are proposed facing on to Oakdale Terrace and Penmaen Estate and these provide the development with a frontage onto existing roads which helps to integrate the development into the existing urban form. The layout of these dwellings is considered acceptable.

The proposed dwellings are simply designed traditional buildings, all faced with buff brick and with slate effect roofs, and simple stone effect window details on the front elevations. Solar panels are proposed on the rear roof slopes.

It is considered that the provision of further detailing and the introduction of more contemporary design in some areas of the site would lift the appearance of the proposed development. However, the more traditional low-key designs proposed are considered acceptable on this site. A condition is recommended for details of the materials proposed to be used.

The boundary treatments proposed are a mix of low walls with railings, walls with hit and miss fence panels, hit and miss fencing, feather edged fencing and hedgerows. This is considered acceptable in principle, but as the boundary treatments require clarifying in some parts of the site, as do the finishing material for the retaining walls, a condition is recommended for final details of these.

While it would be preferable for the Design and Access Statement to refer to the Placemaking Charter for Wales, that this has not happened is not considered a reason for refusing the application.

Residential Amenity

There are existing dwellings on Penmaen Estate adjacent to the southern boundary of the site. The rear elevations of proposed dwellings that directly face the rear of those adjacent on Penmaen Estate are 20.8 metres away at the nearest point, and are generally over 21 metres away from these existing dwellings.

The rear of these proposed dwellings are set over 10 metres from existing rear gardens, except in the case of plot 42 where part of the dwelling falls within 10 metres of the rear garden of no. 185 Vancouver Drive. However, it is only part of the dwelling that falls within this distance (8.5 metres at the nearest point) and it is noted that there is a sizable garden area at no. 185 with 25 metres in distance between the rear of this and the rear of the opposing proposed dwelling at plot 42.

Greenbanks is located to the north of the site, on the opposite side of the Rhiw. The proposed dwellings are 13 metres away from the boundary of Greenbanks at the nearest point and 36 metres away from the dwelling itself at the nearest point.

The proposed dwellings are considered to be far enough away from the existing dwellings in the vicinity of the site not to be overbearing nor to have an unacceptable impact in terms of privacy and overshadowing. However, as some of the plots are very

close to existing and proposed dwellings, it is considered that permitted development rights for extensions on specified plots should be removed. This would enable the Local planning Authority to retain control over this matter in the future.

In respect of noise and potential light pollution, as this is a proposed residential development in an existing residential area it is not considered that the development would generate unacceptable levels of noise or light on this site.

Trees

An updated arboricultural report has been submitted with the reserved matters application. The report advises that the proposed development will result in the loss of 18 individual trees, including 6 category B (moderate quality) trees, and 11 tree groups or parts of tree groups, including 3 category B tree groups totalling 8 trees.

The agent has advised that tree T2 (copper beech) cannot be retained due to the engineering works proposed in this area to construct the LEAP and SAB features.

A significant number of trees are proposed to be planted as part of the landscaping scheme. While the final number and details will need to be confirmed through a final landscaping scheme (see below), it is considered that additional planting will amply mitigate for those trees lost.

The arboricultural report proposes tree protection fencing and existing fencing to be retained to protect trees during construction. A no dig method of construction is proposed for the pedestrian link through the trees to the existing public right of way in the south west of the site.

A tree protection plan for construction is provided within the arboricultural report and compliance with this and the arboricultural method statement also within this report is recommended as a condition. A condition is also recommended for a management plan, including for woodland management. Subject to these conditions, the proposal is considered acceptable in respect of its impact on trees.

Ecology

It is considered that outstanding matters in respect of this have been addressed through the discharge of conditions 19 (reptile mitigation method statement) and 20 (additional bat survey for trees with moderate roosting potential) of the outline consent, subject to the carrying out of the actions within those approved documents. However, a condition is recommended for the provision of boxes for nesting birds as a biodiversity enhancement.

It is considered that in the absence of access through the central area, this area should be managed to encourage biodiversity and prevent it becoming a "dead space" within the site. A condition is recommended for a management plan, which includes this.

Landscaping

The landscaping strategy features a significant amount of street trees and replacement/additional tree planting. Hedgerows are proposed as front boundary treatment on a number of the plots.

Due to concerns regarding the outlook from the proposed open space in the south east corner of the site, the landscaping strategy has been revised to show some additional planting in this area.

The approach taken to landscaping is considered acceptable. A condition will be required for the submission of the final landscaping scheme, to provide additional details on matters such as species, sizes and planting details. Matters such as additional tree and hedgerow planting in specific areas of the site can be addressed as part of that scheme. A condition is also recommended for a management plan which includes landscape management.

Leisure and Open Space Provision

The provision of appropriate levels of public open space to serve the proposed development in accordance with Fields in Trust guidance is required by condition 14 attached to the outline planning permission. This guidance requires a Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP) for a development of this size.

Both are proposed on this site. The LAP provided is considered acceptable and to meet Fields in Trust standards subject to the provision of appropriate landscaping, which can be covered by the landscaping condition as discussed above.

The proposed LEAP in the north of the site requires a significant amount of reprofiling work to create a level surface for this. It is 430 square metres in area. While a larger LEAP would allow for more flexibility over its design, further reprofiling works in this area are likely to impact on the woodland belts on the site boundaries, including one that is protected by a Tree Preservation Order, and it is considered these trees should be retained.

It is considered that the area shown to be provided as a LEAP is able to meet Fields in Trust guidance, but final details of its design are required to ensure this. A condition is therefore proposed for its final design. This will include the appropriate provision and layout of equipment and boundary treatments.

Affordable Housing

The Local Development Plan and condition 16 of outline planning permission 21/1192/OUT require the provision of at least 25% affordable housing on the site. The 53% affordable housing proposed as part of the scheme significantly exceeds this

minimum requirement and therefore the development is considered acceptable in this respect.

Air Quality

An air quality screening assessment has concluded that the impacts on air quality from the proposed development are not significant, subject to appropriate mitigation measures at construction stage. It is considered these matters can be addressed by condition 24 of outline planning permission 21/1192/OUT, which requires a construction method statement.

Noise

Details are required to discharge condition 18 (acoustic barrier system) of outline planning permission 21/1192/OUT to ascertain whether the extent and height of the acoustic barriers proposed in the layout are acceptable. The final details of these can be addressed through condition 18 and through the boundary treatment condition recommended below.

Drainage/Flood Risk

Some small areas of the site are shown to be in Zones 2 and 3 for flood risk from surface water flooding on the 2021 Flood Map for Planning. However, flood risk is not considered to be a significant issue for this development. A SAB application will be required to ensure the provision of SUDS for surface water drainage on the site.

Comments from Consultees:

Where not addressed above, these are addressed as follows.

The comment from National Grid regarding the need for a separate application to them for a new electricity connection or service alteration has been recommended as an advisory note.

With regard to contamination, issues regarding outstanding matters will be addressed by condition 10 (scheme to deal with contamination) and condition 11 (testing imported soils and hardcore) of outline planning permission 21/1192/OUT.

In response to the comments from Waste Strategy and Operations, tracking has been provided for a refuse vehicle around the proposed oval section of highway (around the proposed open space in the south east of the site). The Transportation Engineering Manager has not objected to an amended road design for this area based on this. The submitted plans show arrangements for bin storage and bin presentation points for collection will have to be agreed between the developer and the Waste Strategy and Operations Team on a separate basis.

Comments from public: Where not addressed above, these are addressed as follows.

A number of the comments made relate to the principle of a housing development on this site and therefore matters that have been considered at outline planning application stage. This includes the loss of the MUGA, which was accepted subject to a condition (15) which ensures its replacement.

In respect of concerns regarding the availability of school places, this matter was considered at outline planning application stage. However, it is noted in this case that the Council's 21st Century Schools Team have confirmed that sufficient places exist at local schools for pupils in the catchment area.

The construction method statement required by condition 24 of the outline planning permission will address matters such as noise and dust from the construction process.

There is no particular reason that the development would create additional levels of anti-social behaviour.

Consultation has been carried out for the planning application in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The impact on value of local properties is not a material planning consideration.

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.

Reserved matters - RM

This consent will grant approval of reserved matters.

RECOMMENDATION that Permission be GRANTED

- 01) The development shall be carried out in accordance with the following approved plans and documents:
- 4492-HMA-VL-2B3P-ZZ-DR-A-00100 Rev P03 2B3P- Ground & First Floor Plans;
 - 4492-HMA-VL-2B3P-ZZ-DR-A-00200 Rev P06 2B3P LCHO- Elevations;
 - 4540-HMA-VL-2B3P-ZZ-DR-A-00300 Rev P01 2B3P- Ground & First Floor Plans;
 - ODSR-HMA-VL-ZZ-DR-A-00400 Rev P02 2B3P LCHO- Elevations;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00100 Rev P03 2B3P Private- Ground & First Floor Plans;
 - 4540-HMA-VP-2B3P-DR-A-00101 Rev P01 2B3P Private (Handed)- Ground & First Floor Plans;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00200 Rev P06 2B3P Private- Elevations;
 - ODSR-HMA-VP-3B3FZZ-A-00201 Rev P02 2B3P Private (Handed)- Elevations;
 - 4492-HMA-VL-2B3P-ZZ-DR-A-00300 Rev P01 2B3P- Ground & First Floor Plans;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00301 Rev P01 2B3P (Handed)- Private Ground & First Floor Plans;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00400 Rev P02 2B3P Private Type A- Elevations;
 - 4492-HMA-VP-2B3P-ZZ-DR-A-00401 Rev P02 2B3P Private Type A (Handed)- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00100 Rev P02 2B4P Affordable- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00101 Rev P01 2B4P Affordable (Handed)- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00200 Rev P06 2B4P Affordable- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00201 Rev P02 2B4P Affordable (Handed)- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00300 Rev P01 2B4P Affordable (Type A)- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00301 Rev P01 2B4P Affordable (Handed) (Type A)- Ground & First Floor Plans;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00400 Rev P02 2B4P Affordable (Type A)- Elevations;
 - 4540-HMA-VA-2B4P-ZZ-DR-A-00401 Rev P02 2B4P Affordable (Handed) (Type A)- Elevations;
 - ODSR-HMA-VB2-ZZ-DR-A-00100 Rev P03 2B4P Bungalow- Ground Floor Plan;
 - ODSR-HMA-VB2-ZZ-DR-A-00200 Rev P06 2B4P Bungalow- Elevations;
 - 4492-HMA-VL-3B4P-ZZ-DR-A-00100 Rev P03 3B4P- Ground & First Floor Plans;
 - 4540-HMA-VL-3B4P-ZZ-A-00101 Rev P01 3B4P (Handed)- Ground & First Floor Plans;
 - 4492-HMA-VL-3B4P-ZZ-DR-A-00200 Rev P05 3B4P LCHO- Elevations;

4540-HMA-VL-3B4P-ZZ-DR-A-00201 Rev P02 3B4P LCHO (Handed)-
Elevations;
ODSR-HMA-VL-3ZZ-DR-A-00300 Rev P01 3B4P- Ground & First Floor Plans;
4540-HMA-VL-3B4P-ZZ-A-00301 Rev P01 3B4P (Handed) (Type A)- Ground &
First Floor Plans;
4492-HMA-VL-3B4P-ZZ-DR-A-00400 Rev P02 3B4P LCHO (Type A)-
Elevations;
4540-HMA-VL-3B4P-ZZ-A-00401 Rev P02 3B4P LCHO (Handed) (Type A)-
Elevations;
4492-HMA-VP-3B4P-ZZ-DR-A-00100 Rev P03 3B4P- Private Ground & First
Floor Plans;
4540-HMA-VP-3B4P-ZZ-DR-A-00101 Rev P01 3B4P (Handed)- Private Ground
& First Floor Plans;
4492-HMA-VP-3B4P-ZZ-DR-A-00200 Rev P05 3B4P Private- Elevations;
4540-HMA-VP-3B4P-ZZ-DR-A-00201 Rev P02 3B4P (Handed)- Elevations;
4492-HMA-VP-3B4P-ZZ-DR-A-00300 Rev P01 3B4P- Private Ground & First
Floor Plans;
4540-HMA-VP-3B4P-ZZ-DR-A-00301 Rev P01 3B4P (Handed) (Type A)- Private
Ground & First Floor Plans;
4492-HMA-VP-3B4P-ZZ-DR-A-00400 Rev P02 3B4P Private- Elevations;
4540-HMA-VP-3B4P-ZZ-DR-A-00401 Rev P01 3B4P (Handed) (Type A)-
Elevations;
4492-HMA-VA-3B5P-ZZ-DR-A-00100 Rev P03 3B5P- Ground & First Floor
Plans;
4540-HMA-VA-3B5P-ZZ-DR-A-00101 Rev P01 3B5P (Handed)- Ground & First
Floor Plans;
4492-HMA-VA-3B5P-ZZ-DR-A-00200 Rev P06 3B5P Affordable- Elevations;
4540-HMA-VA-3B5P-ZZ-DR-A-00201 Rev P02 3B5P Affordable (Handed)-
Elevations;
4540-HMA-VA-4B6P-ZZ-DR-A-00100 Rev P02 4B6P- Ground & First Floor
Plans;
4540-HMA-VA-4B6P-ZZ-DR-A-00200 Rev P05 4B6P Affordable- Elevations;
4540-HMA-VP-4B6P-ZZ-DR-A-00100 Rev P03 4B6P- Private Ground & First
Floor Plans;
4540-HMA-VP-4B6P-DR-A-00102 Rev P01 4B6P (Handed)- Private Ground &
First Floor Plans;
4540-HMA-VP-4B6P-ZZ-DR-A-00200 Rev P05 4B6P Private- Elevations;
4540-HMA-VP-4B6P-ZZ-A-00201 Rev P02 4B6P Private (Handed)- Elevations;
4492-HMA-VP-4B6P-ZZ-DR-A-00300 Rev P01 4B6P- Private Ground & First
Floor Plans;
4540-HMA-VP-4B6P-DR-A-00301 Rev P01 4B6P (Handed) (Type A)- Private
Ground & First Floor Plans;
4492-HMA-VP-4B6P-ZZ-DR-A-00400 Rev P02 4B6P Private- Elevations;
4540-HMA-VP-4B6P-ZZ-A-00401 Rev P02 4B6P Private (Handed) (Type A)-
Elevations;

4492-HMA-VP-4B6P-ZZ-DR-A-00500 Rev P03 4B6P- Private Ground & First Floor Plans;
4492-HMA-VP-4B6P-ZZ-DR-A-00501 Rev P03 4B6P- Private Ground & First Floor Plans Handed;
4492-HMA-VP-4B6P-ZZ-DR-A-00600 Rev P03 4B6P- Private Type B- Elevations;
4492-HMA-VP-4B6P-ZZ-DR-A-00601 Rev P03 4B6P- Private Type B Handed- Elevations;
4540-HMA-VA1-ZZ-DR-A-00100 Rev P02 1B2P Apartment- Ground & First Floor Plans;
4540-HMA-VA1-ZZ-DR-A-00101 Rev P01 1B2P Apartment- Ground & First Floor Plans;
4540-HMA-VA1-ZZ-DR-A-00200 Rev P05 1B2P Apartment- Elevations;
ODSR CAM VX XX D C 0610 Rev P04 Proposed Levels and Contour Plan (Sheet 1 of 4);
ODSR CAM VX XX D C 0611 Rev P04 Proposed Levels and Contour Plan (Sheet 2 of 4);
ODSR CAM VX XX D C 0612 Rev P04 Proposed Levels and Contour Plan (Sheet 3 of 4);
ODSR CAM VX XX D C 0613 Rev P04 Proposed Levels and Contour Plan (Sheet 4 of 4);
ODSR CAM VX XX D C 0614 Rev P04 Proposed Levels and Contour Plan (Overall);
ODSR-HMA-ZZ-00-DR-A-90002 Rev P14 Proposed Site Plan;
ODSR-HMA-ZZ-00-DR-A-90003 Rev P09 Proposed Site Roof Plan;
ODSR-HMA-ZZ-00-DR-A-90005 Rev P11 Site Composition Plan;
ODSR-HMA-ZZ-00-DR-A-90010 Rev P01 Site Location Plan;
ODSR-HMA-ZZ-00-DR-A-SK217 Rev P03 House Type Coordination Site Plan;
ODSR-HMA-ZZ-00-DR-A-90200 Rev P01 Apartment Bin Stores;
ODSR-HMA-ZZ-00-DR-A-90201 Rev P01 Housing Bin Stores;
ODSR-HMA-ZZ-00-DR-A-90202 Rev P02 Apartment Bike Storage;
ODSR-HMA-ZZ-00-DR-A-90203 Rev P01 Housing External Storage Unit;
ODSR-HMA-ZZ-00-DR-A-90204 Rev P02 Substation and Sprinkler Cabinet Layout;
ODSR-HMA-ZZ-ZZ-DR-A-90302 Rev P04 Proposed Site Sections;
Arboricultural Report by ArbTS dated 30th June 2023.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 02) The construction of the development shall be carried out fully in accordance with Section 6 (Arboricultural Method Statement) of and the Tree Protection Plan within the submitted Arboricultural Report by ArbTS dated 30th June 2023.
REASON: To ensure the works are carried out in accordance with good arboriculture practice in accordance with policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 03) Prior to any works progressing beyond ground preparation and laying of the slabs, a scheme shall be submitted to and agreed in writing by the Local Planning Authority showing full engineering details of the road layout including 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.
- 04) 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 prior to any works progressing beyond ground preparation and laying of the slabs.
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) Notwithstanding the submitted plans, prior to any works progressing beyond ground preparation and laying of the slabs, a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the first beneficial 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.
- 06) A Landscape, Woodland and Biodiversity Management Plan, including
(a) long term design objectives;
(b) management responsibilities;
(c) management of the central green area to enhance biodiversity; and
(d) maintenance schedules for all landscape, woodland and biodiversity areas, other than domestic gardens,
shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.
The Landscape, Woodland and Biodiversity Management Plan shall be carried out as agreed.

REASON: To ensure that the landscaping is maintained 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.

- 07) Notwithstanding the submitted plans, prior to any works progressing beyond ground preparation and laying of the slabs, a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the design, materials and type of boundary treatment and retaining walls to be erected, and a timetable for their implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.

REASON: In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 08) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used (both building and surfacing works, and including any solar panels) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 09) Notwithstanding the submitted plans, prior to any works progressing beyond ground preparation and laying of the slabs, a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the final design and management of the Local Equipped Area of Play, including the activity zone, equipment and boundary treatment to be used, and how this will be managed and maintained. This shall be provided on site in accordance with the approved details, prior to the first beneficial occupation of the development hereby approved.

REASON: To ensure that the development is served by play provision for children in accordance with policy CW10 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Prior to the construction of the external surfaces of the development hereby approved, a scheme for the provision of bird boxes throughout the site shall be submitted to and agreed in writing by the Local Planning Authority. These shall be provided on site in accordance with the approved details before the first beneficial occupation of the plot they are located within.

REASON: To provide additional nesting for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales and Tan 5 Nature Conservation and Planning (2009) in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) No dwelling shall be occupied until the area indicated for the parking of vehicles for that dwelling 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.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved, nor building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house (other than those approved by this application) shall be constructed at plots 36, 39, 40, 41, 42, 67, 68, 71, 72, 74, 75, 78, 79, 80, 81 without the approval of the Local Planning Authority.
REASON: In the interests of residential and visual amenity, in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

Notification of initiation of development and display of notice:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) legible and easily visible to the public without having to enter the site; and

(c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

WARNING:

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

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

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

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

The applicant/developer is advised that they if they require a new electricity connection or a service alteration, they will need to make a separate application to National Grid.