

Application Number: 24/0299/RM

Date Received: 19.04.2024

Applicant: Llanmoor Development Company Limited

Description and Location of Development: Seek approval of Reserved Matters for details of access, appearance, landscaping, layout and scale in relation to the outline planning consent 21/0005/OUT with details for the construction of 67 residential units including parking, drainage and associated highway works, together with the discharge of conditions 1, 9, 13, 14, 15, 16, 18 and 19 - Land Off Tir Y Wen North Of Bedwellty Road Aberbargoed

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site collectively comprises of three individual parcels of land to the north and south of Bedwellty Road on the eastern edge of Aberbargoed and is located amongst four self-build developments along Lon Ty Gwyn on the northern side of Bedwellty Road and two residential estates on the southern side of Bedwellty Road, namely Y Ffordd Wen and Cwrt Neuadd Wen.

Site description: The area of the proposed housing on the northern side of Bedwellty Road essentially comprises of two fields parcels separated by a traditional stone wall measuring some 2.41 hectares and wraps around the side and rear boundaries of the four self build dwellings along Lon Ty Gwyn and to the west of a triangular shaped field parcel associated with Tir Neuaddwen Farm.

The smaller parcel of land on the southern side of Bedwellty Road measures some 0.066 hectares and is located adjacent to the eastern side boundary of No.1 Y Ffordd Wen and to the rear of the bus stop and telegraph pole positioned adjacent to the highway.

Development: The application seeks approval of the reserved matters for access, appearance, landscaping, layout and scale in relation to the outline planning consent 21/0005/OUT with details for the construction of 67 residential units including parking, drainage and associated highway works, together with the discharge of conditions 01, 09, 13, 14, 15, 16, 18 and 19.

The proposed development would provide 67 residential units that comprise of a mixture of 2, 3 and 4 bedroom houses and 1 bedroom walk-up apartments. The residential units would all be 2 storeys in height and the mixed tenure would comprise of 59 general market homes and 8 affordable homes. POBL Housing Association is identified as the Registered Social Landlord that would manage the affordable housing element of the scheme.

The reserved matters details are supported by the following reports:

- Arboricultural Impact Assessment and Arboricultural Method Statement;
- Tree Survey;
- Tree Constraints Plan;
- Tree Protection Plan;
- Ecological Appraisal;
- Reptile Mitigation Strategy (Appendix 4 of Ecological Appraisal);
- Landscape, Biodiversity and Amenity Strategy;
- Planting and Management Plan;
- Drainage Proposals; and
- Design Compliance Statement.

In terms of the details to discharge conditions 01, 09, 13, 14, 15, 16, 18 and 19. of outline planning consent 21/0005/OUT the following has been submitted:-

Condition 01 - The submission details to accompany this reserved matters application.

Condition 09 - Technical Note - Window Glazing.

Condition 13 - Statement confirming implementation of the Local Area of Play (LAP) along with Site Layout Plan, Landscape, Biodiversity and Amenity Strategy and Planting and Management Plan.

Condition 14 - Existing Site Survey; Topographical Survey Sheets, Proposed Site Sections, Proposed External Levels and Proposed Detention Basin Levels.

Condition 15 - Ecological Appraisal and Reptile Mitigation Strategy (Appendix 4 of Ecological Appraisal).

Condition 16 - Tree Constraints Plan, Tree Protection Plan, Arboricultural Impact Assessment and Arboricultural Method Statement.

Condition 18 - An Electric Vehicle Charging Point Layout.

Condition 19 - A statement confirming the required gigabit capable fibre infrastructure will be provided.

Dimensions: The dwellings proposed are of varying dimensions and house types. The parameters for the dimensions of each dwelling accord with the scale parameters agreed by outline planning permission 21/0005/OUT.

Materials: The external finishes comprise of Marley Modern smooth grey roof tiles with a combination of lbstock Wellbeck Autumn Antique facing brick, Forticrete Shearstone Pentstone Cottage dressed Stone, Athens Sand Monorex smooth render, Anthracite Cedral Weatherboard Cladding combined with contrasting window surrounds for the relevant house types. All windows comprise of grey upvc with matching fascias, soffits and barge boards.

Ancillary development, e.g. parking: Each dwelling will be served by the appropriate levels of car parking in accordance with Supplementary Planning Guidance LDP 5: Car Parking Standards through a combination of off-street parking and garages. In addition provision has been made to provide 14 visitor parking bays and a dedicated maintenance parking bay to serve the on-site drainage features.

PLANNING HISTORY 2010 TO PRESENT 12/0104/NCC - Vary Condition 03 of planning permission P/06/0671 to extend the period for the submission of reserved matters by a further three years - Granted - 04/10/2013.

21/0005/OUT - Erect residential development of up to 76 No. dwellings with parking, landscaping and associated works, across two parcels of land to the north of Bedwellty Road and to the south of Bedwellty Road - Granted - 13.06.2023.

24/0215/COND - Discharge of condition 6 (Site investigation) of Planning Permission 21/0005/OUT (Erect residential development of up to 76 No. dwellings with parking, landscaping and associated works, across two parcels of land to the north of Bedwellty Road and to the south of Bedwellty Road) - Granted - 04.06.2024.

24/0306/COND - Discharge Condition 11 (Travel Plan) 12 (Construction Method Statement) and 17 (Potable Water) of planning consent 21/0005/OUT (Erect residential development of up to 76 No. dwellings with parking, landscaping and associated works, across two parcels of land to the north of Bedwellty Road and to the south of Bedwellty Road) - Granted - 04.06.2024.

POLICY

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

Site Allocation: The majority of the application site is located within the Aberbargoed settlement boundary however the settlement boundary has been drawn in a manner that does not align with the existing field parcel and as such the application site does extend beyond the definitive settlement boundary by a minimum distance of 12.5 metres and maximum distance of 37 metres on the eastern field parcel to the north west of Tir Neuaddwen Farm.

The section of land which extends beyond the settlement boundary falls within a Sandstone Safeguarding Area (SP8) and Coal Safeguarding Area (MN2.5) East of Markham.

More recently outline planning consent 21/0005/OUT was granted in 2023 to erect a residential development of up to 76 No. dwellings on the site across two parcels of land to the north and south of Bedwellty Road. This is a material planning consideration.

Policies: The Policies of relevance in the Local Development Plan are:-

Strategic Policies

Policy SP1 Development Strategy - Development in the Heads of the Valleys Regeneration Area (HOVRA);

Policy SP4 Settlement Strategy;
Policy SP5 Settlement Boundaries;
Policy SP6 Placemaking;
Policy SP7 Planning Obligations;
Policy SP8 Minerals Safeguarding;
Policy 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 Obligation;
Policy CW15 General Locational Constraints;
Policy CW22 Locational Constraints: Minerals;
Policy MN2 Minerals Safeguarding; and
Policy HG1 Allocated Housing Sites.

Supplementary Planning Guidance

LDP1: Affordable Housing Obligations;
LDP4: Trees and Development;
LDP5: Car Parking Standards; and
LDP6: Building Better Places to Live.

NATIONAL POLICY Future Wales: The National Plan 2040

Policy 2 Shaping Urban Growth and Regeneration - Strategic Placemaking;
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 12, February 2024;

Technical Advice Note 2: Planning and Affordable Housing;
Technical Advice Note 5: Nature Conservation and Planning;
Technical Advice Note 11: Noise;
Technical Advice Note 16: Sport Recreation and Open Space; and
Technical Advice Note 18: Transport.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No in that the proposed development does not reach the 150 dwellings threshold as set out in Schedule 2 Part 10 (Infrastructure projects) of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is located within a low risk coal mining referral area but lies immediately adjacent to a high risk coal mining referral area. The Coal Authority has been consulted on the application and standing advice is provided by way of an informative note to be added to any consent if granted.

CONSULTATION

Landscape Architect - CCBC - The amended plans and information submitted are considered to be acceptable.

Senior Arboricultural Officer (Trees) - No comments received since amended plans were submitted.

Bargoed Town Council - No objection.

Transportation Engineering Manager - CCBC - The proposed development makes provision for 178 allocated off-street spaces for residents. There are also 14 on-street spaces for short term visitor parking identified that do not unduly affect highway safety nor the free flow of traffic. As such, the development gives no undue cause for concern regarding off-street parking provision.

The proposed means of access, internal roads and off-site highway works give no undue cause for concern subject to full engineering design and detail, which can be ensured via planning condition.

Informative advice is also provided regarding the technical S38/278 Highway Agreements required.

Environmental Health Manager - This department would recommend the discharge of Condition 9 following review of the glazing information submitted as part of the application. It is recommended that glazing is installed within all habitable rooms on facades in exposure zones 1 and 2 susceptible to noise impacts as detailed in acoustic report: Noise Impact Assessment provided 6th of May 2021.

Senior Engineer (Drainage) - No comments received.

CCBC Housing Enabling Officer - Provides advice regarding Secure by Design Standards that would need to satisfy the nominated Registered Social Landlord.

Heritage Officer - Peter Thomas - No comments received.

Placemaking Officer - Douglas McGlynn - The layout of the site should reflect on

1. design methodology that seeks to provide carbon neutral designs,
2. an overall design that minimizes the impact of cars on the visual amenity of the site,
3. provides maximum parking spaces and not minimum parking spaces, reducing parking spots by at least 1 car per dwelling
4. maximizing green space, minimising hard landscape specifically in the form of driveways and wasted turning space
5. providing designs that have no frontage parking
6. maximizing active street fronts with the provision of plenty of street trees, reducing the impact of wide vistas and creating a more human space
7. maximizing sustainable construction techniques that reduces the impact on the environment and minimises heating costs, and
8. building designs that maximises the potential for current sustainable technologies such as green roof, PV cell technology, battery storage and a ground source heat pump integrated heat network.

More thought should be given to the boundary treatments of properties such as the inclusion of stone walls and or a mixture of stone and hedge. This would also be enhanced with more trees.

All corner plots that have more than one elevation visible to the public realm should have enhanced architectural detailing.

The properties along Bedwellty Road will give the development its identity and create the initial sense of place. The expectation is that these houses will have a high quality of design and present details that will be continued throughout the development.

The affordable housing should be pepper potted peppered throughout the development and these should be tenure blind buildings.

A number of the plots are too close to each other.

The design of the site tends to ignore the drainage attenuation ponds which are large features of the design, specifically as they appear to be open access to the public. The layout could be improved to address these areas increasing the visual amenity of the site and individual properties in addition to the concern about the location of the LAP.

Requests for a reduction in on street car parking or to bring garages further forward to the highway to reduce hard landscaping.

Requests for the details of the external finishes to be submitted and controlled by way of a condition.

Ecologist - No objection and confirms that the submitted details are considered acceptable to discharge condition 15 of outline planning consent 21/0005/OUT.

Waste Strategy And Operations Manager - Depending on current/future collection arrangements, each premise may need to be placed out 2 x wheeled bins, a food caddy and possibly a garden waste sack on the same day for collection so further consideration would need to be given to the size of each collection point.

Parks And Countryside Operations Manager - No comments received.

Dwr Cymru - Offers no comments of the in terms of the details submitted to discharge conditions 09, 13, 14, 15, 16, 18, and 19.

Would like to provide a holding response on the application until such time as the aforementioned drainage arrangements have been agreed for the proposed northern development site.

Police Architectural Liaison Officer - The overall layout of the site is excellent. Natural surveillance is available from all units with properties facing one another and gardens backing onto each other.

Parking for all of the units is within close proximity/adjacent to the building and is also overlooked by natural surveillance and active rooms.

The communal/public footpaths running through the development are straight with clear lines of sight and do not run to the rear of any properties.

The street lighting plan provides excellent lighting to all the public spaces (highway/footpaths) within the development.

Informative advice is also provided in respect of landscaping maintenance, secure doors and windows, external lighting to dwellings, boundary treatments and siting of outbuildings.

National Grid - No comments received.

Rights Of Way Officer - No objection.

CCBC - 21st Century Schools Manager - Re-iterates comments that were made at outline application stage regarding the need for extra classrooms in Aberbargoed Primary School if all planning applications and allocated housing sites came forward to be developed.

The Coal Authority - No objection.

CADW - No comments received.

ADVERTISEMENT

Extent of advertisement: The application was advertised in the press, by means of a site notice and eighteen 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. Furthermore, the Police Architectural Liaison Officer has provided detailed comments which are supportive of the proposed development in terms of its design and site layout.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The application is accompanied by an Ecological Appraisal and the report findings of the walkover survey undertaken conclude that based on current evidence, this is unlikely to be a significant issue in this case, 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? Yes the development is CIL liable as new residential floor space is being created, however the development is not chargeable in that the site is located within the low viability area for which CIL is charged at a rate of £0 per square metre.

ANALYSIS

Policies: The application site is located within the settlement boundary and forms part of a wider housing allocation (HG1.15) Bedwellty Road, Aberbargoed. This application seeks approval of the reserved matters following on from outline planning consent 21/0005/OUT granted in June 2023 which agreed the principle of a residential development up to 76 dwellings.

It is important to note that the extent of the developable area within the red line boundary has reduced from 5.026 hectares to 2.476 hectares and excludes the southern parcels of land to the rear of Y Ffordd Wen and Cwrt Neuadd Wen which also forms part of housing allocation (HG1.15). Whilst this housing allocation identifies that the site has the potential to accommodate 180 units including the 48 units built at Y Ffordd Wen, the outline consent granted a significantly lower number of units on the wider site allocation based on the submitted indicative layout. Members are advised that the reduced land parcel would not prejudice the remainder of land within the wider housing allocation (HG1.15) but instead provide an opportunity to increase the deliverability of the site and the overall contribution to the housing land supply in accordance with Policies SP14 and SP15 of the Local Development Plan (LDP). This would be subject to a new application submitted for consideration.

Notwithstanding the above, the 67 dwellings proposed is within the overall number of dwellings permitted by the outline consent, therefore this matter is not considered any further in the determination of this application.

The main considerations in the determination of the application are whether the submitted details accord with the requirements of the outline planning consent and are acceptable against the aforementioned policies and design guidance, having regard to all other material planning considerations.

LAYOUT, DESIGN AND PLACEMAKING

In line with national planning policy, SP6 (Place Making) requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features. Policy SP6 requires new development to incorporate resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation and where appropriate through the use of Sustainable Urban Drainage Systems (SUDS).

In terms of the design and layout of the proposed development this has responded to the existing built form and access arrangements to the site. The proposed development would integrate with the surrounding built form and would provide a strong street frontage by maintaining the building line either side of the four self build dwellings along Lon Ty Gwyn. Access into the site for pedestrians, cyclists and vehicles is via Bedwellty Road in the form of a simple priority T-junction utilising the existing bellmouth. 58 dwellings within the site are accessed via an estate road from Bedwellty Road, with 9 individual properties benefiting from direct access on to this highway.

Car parking for the development has been designed to accord with the requirements of the SPG LDP 5 and reflects the number of units and number of bedrooms. Unallocated visitor parking will be evenly distributed across the site with spaces located on or near the road frontage.

On the corner plot fronting Bedwellty Road and the site access adjacent to the substation, there is a strong double frontage property comprising of high quality external finishes. Within the site itself, the proposed dwellings would predominantly front on to the internal estate road and private drives, the areas of public open space and internal footpath links through the site, providing active frontages and natural surveillance of the public realm. The dwellings 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 proposed development would have an appropriate density of approximately 37 dwellings per hectare and the wider site layout would have an obvious street hierarchy. The built form would be broken up by two areas of public open space located to the front of the site behind the four dwellings along Lon Ty Gwyn and above the B4511 towards the western boundary. The areas of open space would be multi-functional, to provide a network of open spaces and green infrastructure that create space for play and community interaction together with offering visual amenity benefits and performing the required sustainable drainage functions. The central area of open space to the front of the site would also provide a segregated Local Area of Play (LAP) away from the detention basins.

In terms of the characteristics of the immediate built form there is a combination of two-storey detached and semi-detached dwellings with a wide variety of architectural styles and finishes. The finishes predominantly comprise of facing brick and render. Along Bedwellty Road there is a prevalence of low stone boundary or solid brick walls with enhanced planting.

With regards to scale and design, the proposed dwellings would be two storey in height, which is in keeping with the local context and are orientated to provide strong street frontages. In total fourteen different yet complementary house types are proposed and they share a unified material palette and architectural features.

The external finishes and architectural detailing of each house type will comprise of red brickwork with the occasional use of render and stone on feature buildings. Some contrasting materials such as weatherboarding, stone and render have been introduced at a number of locations. Architectural elements like gables, feature windows surrounds and contemporary canopies contribute to an attractive and varied streetscape, adding richness and identity to the development. It is considered that the palette of materials and design of the dwellings materials are visually acceptable within the local context. Furthermore, the enhancement of boundary treatments such as stone wall features along all plots fronting Bedwellty Road and consideration of rear boundary treatments particularly along the northern and eastern gardens, reinforce the wider character of the area given its proximity and relationship to the open countryside.

The affordable apartments to be provided would be grouped together in clusters of no more than 6 units which accords with Supplementary Planning Guidance (SPG) LDP 1 and they would also be tenure blind.

In terms of sustainability credentials both the market and affordable housing will be non fossil fuel dependent with reliance on air source heat pumps and in built photovoltaic roof arrays to ensure that the proposed development can be as efficient as possible in terms of its carbon footprint and overall heat demand/ energy security for its future occupiers.

In terms of the comments raised by the Council's Placemaking Officer a number of these appear to be generalised in nature and do not take into account the wealth of supporting details to accompany the reserved matters submission. As indicated above the supporting details provide clarity in terms of parking provision, boundary treatments, drainage features, detailed elevations and the materials palette. It should also be noted that pre-application advice was sought and the developer has sought to address or provide detailed justification on all matters that were previously raised through both the pre-application advice and reserved matters application process.

A request has also been made to impose a condition to control the external finishes of the development, in that regard as indicated above the submitted details are considered to be acceptable and on that basis it would be unreasonable of the Local Planning Authority to impose a condition which is not considered to be necessary in that such details would form part of the approved plans and documents.

It is therefore considered that the proposed development does have regard to the local context and is of an appropriate scale and design that would sit comfortably with the context of the site, and would be in keeping with the character and appearance of the local area. The landscaping scheme also provides a positive contextual response to the streetscene and reinforces the residential role of the area. Accordingly, the proposed development would meet the requirements of Policy SP6.

ECOLOGY

Policy SP10 (Conservation of Natural Heritage) is of relevance and indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. 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.

The site does not fall under any statutory or non-statutory ecological designations, albeit Aberbargoed Grasslands Site of Special Scientific Interest (SSSI) & Special Area of Conservation (SAC) lies approximately 710 meters to the south-east. Biodiversity and landscape considerations were considered at the outline stage and a series of planning conditions were imposed. The application is supported by an Ecological Impact Appraisal (EIA) Report as required by condition 15 of the outline consent, in addition to

a Reptile Mitigation Strategy. The EIA includes the key species, habitats, and ecological networks and confirms that no protected species were found to be present on the site but the site is likely to provide commuting and foraging routes for bats. In terms of reptile use, the fields are deemed nominally suitable for low-level use.

The EIA confirms that the proposed development is unlikely to pose a significant risk to the existing ecology and biodiversity within and adjacent to the site.

A Biodiversity Net Benefit Strategy has also been submitted which includes the provision of landscape features/habitats in terms of wildflower grassland, native hedgerow, a network of swales, scrub, bat and bird boxes, reptile hibernacula, insect hotels and hedgehog houses sufficient to ensure that the proposed development will result in a net increase in biodiversity value of the site.

In its current pre-development form approximately 98% of the site is currently given over to soft landscape that is dominated by short, poor semi-improved grassland. The overall biodiversity value is largely concentrated in smaller areas of rougher vegetation (scrub, tall ruderal vegetation, hedgerow, rougher grassland) that between them occupy approximately 8% of the site. Whilst the proposed development will lead to a reduction in the amount of soft landscaping from around 98% to 47%, there will be an increase in the cover of habitats of higher biodiversity value from 8% to 21% with the remainder of soft habitat (namely a mosaic of gardens and amenity grassland) being, as a whole, of no lesser (although different) biodiversity than the existing grassland. Therefore, whilst the proposed landscaping and associated biodiversity will result in a reduction in vegetated habitat of low biodiversity value it will also lead to an increase in vegetated habitat of higher biodiversity value.

The details submitted to evaluate the ecological impacts of the proposed development has been reviewed by the Council's Ecologist and are considered to be acceptable in terms of their professional competency, findings, proposed mitigation and enhancement measures.

On the basis of the above, the proposed development would meet the requirements of Policies SP10 and CW4 of the adopted LDP.

LANDSCAPING

A detailed landscape scheme has been submitted and the rationale is set out in the Landscape, Biodiversity and Amenity Strategy. The landscape details include a detailed planting specification, a LAP design and a Green Infrastructure Statement. These have each been cross referenced with the Arboricultural & Ecological constraints of the site to promote the principles of Green Infrastructure, the enhancement of biodiversity and local distinctiveness and to create multi-functional useable outdoor amenity spaces.

The existing landscape within the site includes the stone walling, which is identified for retention and is incorporated into the rear boundaries of the dwellings in the northern

edge of the development. The eastern rear boundaries provide a combination of new native boundary hedgerows and trees reinforced with low level stock proof fencing to provide a contextual relationship to the open countryside beyond. New and other sections of stone will be reused along the site frontage to enhance the existing street scene and will facilitate connectivity and the spread of biodiversity across the site. In order to safeguard the efforts to provide high quality boundary treatments it is considered that it would be necessary to remove permitted development rights regarding boundary treatments to prevent incremental changes based on personal design preferences by any future occupiers of the development

Native planting will wrap around the site providing corridors for wildlife connectivity linking to the existing woodland. The proposed planting within the site will include a variety of species rich wildflower grassland, ornamental and native hedgerows, trees, seasonal wetland and associated flowering species, buffer planting and trees.

It is considered that the landscaping and planting proposals utilise green infrastructure to good effect and integrates the proposed development into its local environment when viewed from the surrounding roads and countryside.

The Council's Landscape Architect has confirmed that the proposed landscaping plan in terms of all of the proposed hard and soft landscaping, including boundary treatments is considered acceptable. The proposed development therefore complies with Policies SP10 and CW6.

TREES

Policy CW6 (Trees, Woodland and Hedgerow Protection) requires that effective measures are taken to ensure the protection of existing trees and hedgerows on development sites. An Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS), Tree Protection Plan (TPP) and Tree Survey accompanies the application in accordance with condition 16 of the outline consent. There are no trees within the main body of the site but there are trees and hedgerow at the site peripheries. In terms of tree loss, a group of Category C hawthorn, hazel and holly (G31) forming a gappy boundary hedgerow and a Category C single hawthorn tree (T32) of variable form and vigour are identified for removal along the southern boundary fronting Bedwellty Road. Whilst these trees are located on the site frontage their retention would compromise the site layout and street scene and would be contrary to good placemaking principles. A significant number of trees and native hedging is proposed to be planted throughout the site with the planting of 90 trees and 240 metres of new native field boundary hedgerow in addition to the planting of various short sections of garden hedges along plot frontages to support the agreed comprehensive landscaping scheme referred to above. It is therefore considered that the substantial net increase in both trees and hedgerow throughout the site far exceeds the mitigation that would be requested from Officers to mitigate for those trees lost.

Additional measures to retain the existing trees and hedgerows including their root protection areas and consideration to changes in levels have also been considered along and adjoining the site boundaries within the AIA and AMS. These reports are included in the list of approved plans and documents to ensure compliance during any construction phase of the development. It is therefore considered that the proposed development complies with Policy CW6.

LEISURE AND OPEN SPACE PROVISION

Policy CW10 requires all new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3 ha to make adequate provision for useable open space, appropriate formal children's play facilities and adequate outdoor sport provision to meet the needs of the residents of the proposed development. The provision of appropriate levels of public open space to serve 67 dwellings in the form of a LAP has been provided in accordance with the requirements of condition 13 of the outline consent.

The LAP is located near the front of the development to provide easy access for all users. It is also positioned whereby it benefits from natural surveillance and is to be completed prior to occupation of 50% of the dwellings, which is the same trigger point contained within the S106 to provide the required level of affordable housing on the site. It is considered that the area shown to be provided as a LAP meets the Fields in Trust guidance and the natural play infrastructure, associated surfacing, boundary treatments and landscaping to serve the LAP is considered acceptable by the Council's Landscape Architect.

The two sustainable urban drainage features within the site will also provide additional recreational spaces for residents to enjoy and for biodiversity to flourish.

A direct footpath link between the western open space/sustainable urban drainage feature down onto the B4511 to connect to the Local Equipped Area of Play (LEAP) at Lewis Street was requested by Officers as part of the proposed development. However, in order to accommodate an accessible compliant footpath to account for the difference in levels between the development site and the highway below would have resulted in significant disruption and loss to the sensitive ecological corridor along the western periphery. Consequently, off-site works are proposed to extend the existing footpath around the junction between Bedwellty Road and the B4511 to provide the required link and this will be imposed by way of condition. The proposed development is therefore compliant with Policy CW10.

DRAINAGE AND SURFACE WATER

Policy CW5 (Protection of the Water Environment) stated that development proposals will only be permitted where they do not have an unacceptable adverse impact upon the water environment, and where they would not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water).

With regards to surface water management the proposed development will require Sustainable Urban Drainage approval. Detailed pre-application discussions with the Sustainable Drainage Approval Body (SAB) have taken place. From a planning perspective the drainage details submitted for consideration indicates various drainage attenuation measures to manage surface water flow throughout the site comprising of bio-retention garden areas, rain gardens, permeable paving, attenuation basins and large areas of useable open space. Those technical details will require consideration and separate consent from the Sustainable Drainage Approval Body (SAB), an independent approval process outside of planning legislation and on that basis the proposed development is in compliance with Policy CW5.

It should be noted that no surface water drainage is known to exist on the site. Off-site there is a surface water drain in Bedwellty Road that runs into Y Ffordd Wen with a spur for the development site located in the junction spur by the substation. In a similar vein there is no foul water drainage known to exist on the site. However, off-site there is a foul water drain in Bedwellty Road that runs in a westwardly direction. The adequacy of the water supply and the sewage infrastructure are significant considerations, however condition 17 of the outline consent has been agreed by Dwr Cymru and they confirmed 110 properties can be served by the 150mm water main located in the B4511, without the need for reinforcement works.

In terms of Dwr Cymru requesting to provide a 'Holding Response' until the drainage arrangements for the site have been agreed. In that regard compliance with technical approvals fall outside of the planning legislation. The developer has confirmed that the required technical approvals are not expected to alter the planning layout and it is not considered reasonable for the Local Planning Authority to withhold determination of the application until such time as the technical approvals are issued.

RESIDENTIAL AMENITY

Policy CW2 (Amenity) 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. The amount of development proposed at outline stage (up to 76 residential units) across the northern and southern sides of Bedwellty Road was also deemed to be acceptable and it is noted that the number of residential units now proposed (67) is slightly less than the maximum number anticipated but this would be on a much smaller planning unit. In that regard the density of the proposed development would equate to 37 dwellings per hectare as opposed to 15 dwellings per hectare on the indicated outline planning layout taking into account the existing density of development of the four self build dwellings along Lon Ty Gwyn on the northern side of Bedwellty Road and the topographic constraints on land to the south of Y Ffordd Wen and Cwrt Neuadd Wen. As such, the proposed development is considered acceptable in land use terms,

would not result in overdevelopment of the site and the number of dwellings proposed is considered to be a more efficient use of land in terms of the proposed density.

With regards to the potential impact on surrounding residential properties, the nearest properties are located adjacent to the boundary of no.1 Y Ffordd Wen on the southern side of Bedwellty Road and the four self build dwellings along Lon Ty Gwyn on the northern side of Bedwellty Road. Each of the proposed dwellings would be orientated outwards with the principal elevation fronting Bedwellty Road, except for plot 51 adjacent to the bellmouth whereby it would have a dual frontage with its principal elevation facing on to the internal estate road and across an adopted highway onto the side elevation of no. 13 Lon Ty Gwyn. The situations presented would be no different to the existing relationship between dwellings along Bedwellty Road and on that basis it is not considered that the proposed direct frontage properties proposed along Bedwellty Road would give rise to any unacceptable impacts on the amenity of the occupiers of surrounding residential properties by means of overlooking, overshadowing or overbearing.

In terms of the proposed layout from within the site, the proximity, orientation, design, layout and fenestration of each dwelling has been fully considered and would achieve acceptable amenity standards to prevent any direct overlooking between opposing habitable room windows. Additionally each dwelling would be provided with adequate private outdoor amenity space, however, in order to safeguard the indicated levels of private amenity space for future occupiers of the site it is recommended to remove a number of permitted development rights in relation to extensions and window alterations to ensure that future residential amenity cannot be compromised by further development, which the Local Planning Authority would otherwise be unable to control.

Whilst the Council's Placemaking Officer has raised concerns that it would appear in some instances that some plots are closer together than others, it is not considered that the amenity of any future occupiers would be compromised and the concerns raised are not considered to be sufficient to warrant a change in the submitted layout.

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.

HIGHWAYS

The outline consent determined that this site is well located and sustainable in transport terms, is policy compliant, and the development will have no significant traffic impact on the local highway network. 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 11

of the outline planning consent, the details of which have been previously agreed (planning reference: 24/0306/COND) by the Council's Transportation Engineering Manager. 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 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. As such, the proposed development 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 vehicular access to serve the proposed internal estate is via the existing bellmouth on the northern side of Bedwellty Road. Additional off-site highway works are proposed in relation to extending the existing footway on Bedwellty Road and the junction radii with the B4511 to provide an uncontrolled pedestrian crossing facility to the footway opposite to connect to the LEAP at Lewis Street and the wider community of Aberbargoed.

The Council's Transportation Engineering Manager has indicated that the proposed residential development is acceptable in terms of vision splays, forward visibility envelopes and turning areas for accommodating refuse vehicles and road and footway widths. It has also been confirmed that the proposed level of parking for each of the properties and associated visitors is in accordance with the requirements of SPG LDP 5. On this basis, no objection has been raised, subject to the imposition of a number of conditions relating to the submission of engineering details and design of the road and off-site highway works roads and measures to include surface water run-off.

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.

AFFORDABLE HOUSING

Policy CW11 and the related S106 obligation to secure the delivery of affordable housing is above policy compliance for the Heads of the Valleys Regeneration Area. Furthermore the development is providing 8 affordable homes instead of the 7 affordable homes that the developer is required to deliver as 10% of the total number on dwellings on the site in accordance with an agreed mix, tenure and timetable for delivery. The development is considered acceptable in this respect and POBL have confirmed that they will be the appointed Registered Social Landlord.

CONCLUSION

In conclusion Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires a decision on this proposal to be made in accordance with the development plan unless material considerations indicate otherwise. The Adopted Caerphilly County Borough Local Development Plan up to 2021 is the development plan for purpose of Section 38(6).

Having regard to the above, the proposed development site's designation as an allocated housing site reinforces its accordance with national policy and guidance together with local planning policies.

It is considered that the details to accompany this Reserved Matters submission accords with the outline planning consent. The placemaking objectives of national policy and the high quality development that is required by local policy will be achieved by virtue of the development being of an appropriate density and scale. The proposed development will make a significant contribution to housing land supply, particularly within the Heads of the Valleys Regeneration Area, is located in a sustainable location in terms of access to services, amenities and public transport and would not cause unacceptable harm to its surroundings. There is no evidence before the Local Planning Authority to suggest that there would be any unacceptable impacts on local economic, social and environmental infrastructure and therefore the application is therefore recommended for approval.

Comments from Consultees: The comments of the Consultees have been included in the report above.

Comments from public: No comments received.

Other material considerations: None.

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 12 has also been published on 7th February 2024. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 12 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 12.

Living Decision Document: The application also seeks to discharge conditions 01, 09, 13, 14, 15, 16, 18 and 19 attached to outline planning permission 21/0005/OUT. In that regard:-

There is no decision for the Local Planning Authority to make in respect of Condition 01 of planning consent 21/0005/OUT.

There is no decision for the Local Planning Authority to make in respect of Condition 09 of planning consent 21/0005/OUT.

Details in respect of condition 13 have been partially agreed by decision reference number 24/0299/RM dated XX.07.2024 issued by Caerphilly County Borough Council in relation to the statement confirming implementation of the Local Area of Play (LAP) received on 11.06.2024; Dwg No. SL-01 Rev A Site Layout Plan received on 21.05.2024; Dwg No. 613.01 Rev B Landscape, Biodiversity and Amenity Strategy and Dwg No. 613.02 Planting and Management Plan received on 16.05.2024.

Details in respect of condition 14 have been agreed by decision reference number 24/0299/RM dated XX.07.2024 issued by Caerphilly County Borough Council in relation to Dwg 100 Rev P0 Existing Site Survey; Dwg No. E1240-1-1 Rev A Topographical Survey Sheet 1 of 4; Dwg No. E1240-1-2 Rev A Topographical Survey Sheet 2 of 4; Dwg No. SS-01 Street Scenes; Dwg No.102 Rev P0 Site Section 1-1 Sheet 1 of 5; Dwg No.103 Rev P0 Site Section 2-2 Sheet 2 of 5; Dwg No.104 Rev P0 Site Section 3-3 Sheet 3 of 5; Dwg No.105 Rev P0 Site Section 4-4 Sheet 4 of 5; Dwg No.105 Rev P0 Site Section 5-5 Sheet 5 of 5; Dwg No.107 Rev P0 Proposed External Levels Sheet 1 of 3; Dwg No.108 Rev P0 Proposed External Levels Sheet 2 of 3; Dwg No.109 Rev P0 Proposed External Levels Sheet 3 of 3; Dwg No.110 Rev P0 Detention Basin 1 Levels; and Dwg No.111 Rev P0 Detention Basin 2 Levels received on 17.04.2024

Details in respect of condition 15 have been agreed by decision reference number 24/0299/RM dated XX.07.2024 issued by Caerphilly County Borough Council in relation to the Ecological Appraisal received on 17.04.2024 and Ecological Appraisal - Appendix 4. Reptile Mitigation Strategy received on 14.05.2024.

Details in respect of condition 16 have been agreed by decision reference number 24/0299/RM dated XX.07.2024 issued by Caerphilly County Borough Council in relation to the Tree Constraints Plan; Tree Protection Plan; and Arboricultural Impact Assessment and Arboricultural Method Statement received on 17.04.2024; in addition to an updated Arboricultural Impact Assessment and Arboricultural Method Statement received on 13.05.2024.

Details in respect of condition 18 have been agreed by decision reference number 24/0299/RM dated XX.07.2024 issued by Caerphilly County Borough Council in relation to Dwg No. EVCP-01 Electric Vehicle Charging Point Layout received on 19.04.2024.

There is no decision for the Local Planning Authority to make in respect of Condition 19 of planning consent 21/0005/OUT.

RECOMMENDATION that Permission be GRANTED

- 01) The development shall be carried out in accordance with the following approved plans and documents:
- Dwg No. SL-01 Rev 00 Site Location Plan received on 17.04.2024;
 - Dwg No. SL-01 Rev A Site Layout Plan received on 21.05.2024;
 - Dwg No. SS-01 Street Scenes received on 17.04.2024;
 - Dwg No.102 Rev P0 Site Section 1-1 Sheet 1 of 5 received on 17.04.2024;
 - Dwg No.103 Rev P0 Site Section 2-2 Sheet 2 of 5 received on 17.04.2024;
 - Dwg No.104 Rev P0 Site Section 3-3 Sheet 3 of 5 received on 17.04.2024;
 - Dwg No.105 Rev P0 Site Section 4-4 Sheet 4 of 5 received on 17.04.2024;
 - Dwg No.105 Rev P0 Site Section 5-5 Sheet 5 of 5 received on 17.04.2024;
 - Dwg No.107 Rev P0 Proposed External Levels Sheet 1 of 3 received on 17.04.2024;
 - Dwg No.108 Rev P0 Proposed External Levels Sheet 2 of 3 received on 17.04.2024;
 - Dwg No.109 Rev P0 Proposed External Levels Sheet 3 of 3 received on 17.04.2024;
 - Dwg No.110 Rev P0 Detention Basin 1 Levels received on 17.04.2024;
 - Dwg No.111 Rev P0 Detention Basin 2 Levels received on 17.04.2024;
 - Dwg No.112 Rev P0 Vehicle Tracking Layout received on 17.04.2024;
 - Dwg No. EVCP-01 Electric Vehicle Charging Point Layout received on 17.04.2024;
 - Dwg No. 613.01 Rev B Landscape, Biodiversity and Amenity Strategy received on 16.05.2024;
 - Dwg No. 613.02 Planting and Management Plan received on 16.05.2024;
 - Dwg No. 3B12/ST1 Rev A Ferndale Elevations Style 1 Brick received on 29.04.2024;
 - Dwg No. 3B12/ST4 Rev A Ferndale Elevations Style 4 Cladding received on 29.04.2024;
 - Dwg No. 3B12/ST5 Rev A Ferndale Elevations Style 5 Front Render received on 29.04.2024;
 - Dwg No. 3B12/F01 Rev A Ferndale Floor Plans received on 29.04.2024;
 - Dwg No. 3B12SP/ST1 Ferndale Elevations Style 1 Brick received on 29.04.2024;
 - Dwg No. 3B12SP/F01 Rev A Ferndale Floor Plans received on 29.04.2024;
 - Dwg No. 4B7/ST1 Rev A Oakfield Elevations Style 1 Brick received on 29.04.2024;
 - Dwg No. 4B7/F01 Rev A Oakfield Floor Plans received on 29.04.2024;

Dwg No. 4B7SP/ST1 Oakfield Elevations Style 1 Brick received on 29.04.2024;
Dwg No. 4B7SP/F01 Oakfield Floor Plans received on 29.04.2024;
Dwg No. 2B3/ST1 Rev A Chelsea Semi Style 1 Brick received on 29.04.2024;
Dwg No. 2B3/ST3 Rev A Chelsea Semi Style 3 Stone received on 29.04.2024;
Dwg No. 2B3/F01 Rev A Chelsea Semi Floor Plans received on 29.04.2024;
Dwg No. 2B3SP/ST1 Rev A Chelsea Semi Style 1 Brick received on 29.04.2024;
Dwg No. 2B3SP/ST3 Rev A Chelsea Semi Style 3 Stone received on
29.04.2024;
Dwg No. 2B3SP/F01 Rev A Chelsea Semi Floor Plans received on 29.04.2024;
Dwg No. 211D/ST1 Detached Affordable Elevations Style 1 Brick received on
26.04.2024;
Dwg No. 211D/F01 Rev A Detached Affordable Floor Plans received on
26.04.2024;
Dwg No. 211E/ST1 Semi End House Affordable Elevations Style 1 Brick received
on 26.04.2024;
Dwg No. 211E/F01 Rev A Semi End House Affordable Floor Plans received on
26.04.2024;
Dwg No. 3BC/ST1 Rev A Cedars Elevations Style 1 Brick received on
17.04.2024;
Dwg No. 3BC/ST3 Rev A Cedars Elevations Style 3 Stone received on
17.04.2024;
Dwg No. 3BC/F01 Rev A Cedars Floor Plans received on 17.04.2024;
Dwg. No. 3B18D/ST3 Rev A Eweny Elevations Style 3 Stone received on
17.04.2024;
Dwg. No. 3B18D/F01 Rev A Eweny Floor Plans received on 17.04.2024;
Dwg. No. 3B13SD/ST1 Rev A Ogmores Semi Elevations Style 1 Brick received on
17.04.2024;
Dwg. No. 3B13SD/F01 Rev A Ogmores Semi Floor Plans received on 17.04.2024;
Dwg. No. 3B4/ST1 Rev A Nash Elevations Style 1 Brick received on 17.04.2024;
Dwg. No. 3B4/ST5 Rev A Nash Elevations Style 5 Front Render received on
17.04.2024;
Dwg. No. 3B4/F01 Rev A Nash Floor Plans received on 17.04.2024;
Dwg. No. 4C/ST3 Rev A Mullberry Elevations Style 3 Stone received on
17.04.2024;
Dwg. No. 4C/F01 Rev A Mullberry Floor Plans received on 17.04.2024;
Dwg. No. 3B5/ST1 Rev A Moulton Elevations Style 1 Brick received on
17.04.2024;
Dwg. No. 3B5/ST5 Rev A Moulton Elevations Style 3 Stone received on
17.04.2024;
Dwg. No. 3B5/F01 Rev A Moulton Floor Plans received on 17.04.2024;
Dwg. No. 4B2/ST1 Rev A Llanmaes Elevations Style 1 Brick received on
17.04.2024;
Dwg. No. 4B2/ST2 Rev A Llanmaes Elevations Style 2 Render received on
17.04.2024;
Dwg. No. 4B2/ST4 Rev A Llanmaes Elevations Style 4 Cladding received on
17.04.2024;

Dwg. No. 4B2/F01 Rev A Llanmaes Floor Plans received on 17.04.2024;
Dwg. No. 4B13/ST1 Rev A Llanmaes Elevations Style 1 Brick received on 17.04.2024;
Dwg. No. 4B13/ST4 Rev A Llandow Elevations Style 4 Cladding received on 17.04.2024;
Dwg. No. 4B13/F01 Rev A Llandow Floor Plans received on 17.04.2024;
Dwg. No. 3B19SP/ST1 Rev A Litchard Elevations Style 1 Brick received on 17.04.2024;
Dwg. No. 3B19/F01 Rev A Litchard Floor Plans received on 17.04.2024;
Dwg. No. G10-B-01 Single Garage Floor Plan and Elevations received on 17.04.2024;
Dwg. No. G11-B-01 Double Single Garage Floor Plan and Elevations received on 17.04.2024;
Dwg. No. HF-01 House Finishes Layout received on 17.04.2024;
Dwg. No. HSL-01 House Style Layout received on 17.04.2024;
Dwg. No. PS-01 House Style Layout received on 17.04.2024;
Dwg. No. PV-01 PV Strategy Layout received on 17.04.2024;
Dwg No. AFF-01 Affordable Homes Layout received on 17.04.2024;
Dwg No. BIO-01 Biodiversity Enhancement Layout received on 17.04.2024;
Dwg No. EN-01 1800 Close Board Fence received on 17.04.2024;
Dwg No. EN-02 900 Post and Wire received on 17.04.2024;
Dwg No. EN-03 Timber Knee Rail received on 17.04.2024;
Dwg No. EN-04 Screen Wall received on 17.04.2024;
Dwg No. EN-05 1800 Close Board Gate received on 17.04.2024;
Dwg No. EN-18 600 Stone Wall received on 17.04.2024;
Dwg No. EN-19 2.1 Durluk-Lite Fence received on 21.05.2024;
Dwg No. EN-20 Rev 1 1000 Hoop Top Railings received on 07.06.2024;
Dwg No. EW-01 Rev A External Works Layout received on 21.05.2024;
Dwg No. 101 Rev P0 Proposed Highway Site Layout received on 17.04.2024;
Tree Constraints Plan received on 17.04.2024;
Tree Protection Plan received on 17.04.2024;
Dwg No. 101 Rev P0 Proposed Layout;
Ecological Appraisal received on 17.04.2024;
Ecological Appraisal - Appendix 4. Reptile Mitigation Strategy received on 14.05.2024;
Tree Survey received on 17.04.2024;
Arboricultural Impact Assessment and Arboricultural Method Statement received on 17.04.2024;
Arboricultural Impact Assessment and Arboricultural Method Statement received on 13.05.2024; and
External Finishes contained within Design Compliance Statement received on 17.04.2024.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 02) No development shall commence above Damp Proof Course (DPC) level until the full engineering design and detail of the proposed internal roads together with access points onto the existing highway and off-site highway improvements have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be fully implemented in accordance with the approved details prior to beneficial occupation of the development.
REASON: To ensure the adequacy of the proposed means of access, in the interests of highway safety and the free flow of traffic in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 03) 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.
- 04) Rainwater run-off shall associated with the parking areas hereby approved shall not discharge into the highway surface-water drainage system.
REASON: To safeguard the highway drainage system in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) 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.
- 06) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: To ensure that the works are carried out as approved in the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 07) 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 hard surfacing forward of the principal elevation of the dwellinghouse and between the principal elevation and a highway shall be constructed or laid without the approval of the Local Planning Authority other than those indicated on the approved plans.
REASON: In the interests of visual amenity and to safeguard the highway drainage system in accordance with policies SP6, CW2 and CW5 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, no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted without the approval of the Local Planning Authority other than those indicated on the approved plans.
REASON: To retain the open character of the development in the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) Condition 01 of outline planning consent 21/0005/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 of planning consent 21/0005/OUT.

- 12) Condition 09 of outline planning consent 21/0005/OUT
Prior to beneficial occupation of the dwellings hereby approved any glazing serving habitable room windows shall be installed in accordance with the recommendations specified in the Noise Impact Assessment prepared by Parker Jones Acoustics received on 17.05.2021 and any replacement or repair shall be maintained thereafter on a like for like basis for the lifetime of the consent.
REASON: Whilst the submitted details are considered acceptable there is no decision for the Local Planning Authority to make. This is a compliance condition and remains in perpetuity for the lifetime of the development.
- 13) Condition 13 of outline planning consent 21/0005/OUT
Details submitted in relation to Condition 1 of this permission shall include details to take into account the need to provide appropriate leisure facilities to meet the needs of the residents of the proposed development. Those facilities shall include areas of well-designed open space that benefit from good access and surveillance together with suitably sized equipped play areas (a LEAP and/or LAP) on both the northern and southern development sites and shall be designed in accordance with the standards set out in Fields in Trust guidance. The development shall be carried out in accordance with the approved details and provided in accordance with the timetable contained therein.
DECISION: Details partially agreed in so far as the details for the northern part of the development are considered acceptable. Compliance with the implementation of the LAP remains.
- 14) Condition 14
Details submitted in relation to Condition 1 of this permission shall include a topographic site survey demonstrating existing and proposed levels and detailed cross section drawings of the site.
DECISION: Details agreed.
- 15) Condition 15
Details submitted in relation to Condition 1 of this permission shall include an updated Preliminary Ecological Appraisal to inform the reserved matters application.
DECISION: Details agreed.
- 16) Condition 16 of outline planning consent 21/0005/OUT
Details submitted in relation to Condition 1 of this permission shall include the following surveys:-
Tree Protection Plan (TPP);
Arboricultural Method Statement (AMS); and
Arboricultural Implications Assessment (AIA).
DECISION: Details agreed.

- 17) Condition 18 of outline planning consent 21/0005/OUT
Prior to works commencing on site details shall be submitted for a minimum of 25% of the residential units to be constructed to make provision to allow for the installation of electric charging points for vehicles.
DECISION: Details agreed.
- 18) Condition 19 of outline planning consent 21/0005/OUT
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 first occupation of the dwellings.
DECISION: There is no decision for the Local Planning Authority to make. This is a compliance condition.

Advisory Note(s)

Please refer to Public Access on the Council's website to view the comments of the consultees that are brought to the applicant's attention. Informative information is also provided.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), 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. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

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

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.

NOTE:

1. The construction of the proposed internal roads, access points onto the existing highway and off-site highway improvements will be subject to Section 38/278 Highway Agreements between the Council and Developer under the Highways Act 1980.
2. The applicant is encouraged to liaise with the Council's Highway Development Control team with regard to its requirements for the required S38/278 Highway Agreements.