

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0350/FULL 04.06.2014	Mr & Mrs Jones 26 Smithies Avenue Sully Vale Of Glamorgan CF64 5SS	Demolish existing hospital building plus associated outbuildings and erect three two-storey terraced houses, two semi-detached houses and one dormer bungalow Redwood Memorial Hospital The Terrace Rhymney Tredegar NP22 5LY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Redwood Memorial Hospital, The Terrace, Rhymney. The site is located within a predominantly residential area within the settlement boundary and within the extended Rhymney Town Conservation Area designated on 5th October 2001. The site is a very prominent one; to its north is an important group of grade II listed early-mid C19 housing associated with the Rhymney Iron Company (i.e. 1-9, The Terrace, listed as buildings of special architectural and historic interest on 12th May 1975 and amended on 15th May 2001 as part of Cadw's Building Resurvey of Wales) and to the south the unlisted 3 blocks of semi-detached Victorian Villas. There are tennis courts surrounded by a low brick boundary wall with wrought-iron railings on the opposite side of the road. In close proximity to the site is a school and college, Rhymney Town Centre, sports facilities and Rhymney train station.

Site description: The existing now redundant unlisted building is the former Redwood Memorial Hospital. It occupies a site area of 0.26 hectares and is currently vacant. The applicant advises the property was purchased at auction in 2013 having been marketed for some considerable time prior to this without success. The original hospital, built in 1904 has been subject to substantial change over the years. There have been several extensions to the property including two large bay windows at the front and multiple hospital ward extensions at the side and rear. These ad hoc extensions are of varying designs and built using differing materials. Some have also resulted in large areas of flat roof. In aggregate, these alterations and extensions have detracted significantly from the appearance of the original building and removed much of its architectural character.

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In planning terms the site represents a Brownfield site.

Development: Full planning permission is sought in respect of the demolition of existing hospital building and associated outbuildings and the erection of three two-storey, terraced houses, two semi-detached houses, and 1 dormer bungalow.

A separate planning application in respect of the demolition of the buildings on the site has been submitted (reference 14/0351/CON) and is reported elsewhere on this agenda.

Dimensions: Each semi-detached house has a footprint of 5.05m in width x 18.4m in depth x 7.6m to the ridge. The internal layout comprises a lounge, utility room, wc, and open plan kitchen / dining room on the ground floor and three bedrooms, one with ensuite and a bathroom on the first floor.

Cottage 1 of the terrace of three measures 7.45m in width x 10m in depth x 8.4m to the ridge.

Cottage 2 of the terrace measures 7.35m x 10m in depth x 8.4m high to the ridge.

Cottage 3 of the terrace measures 7.35m x 10m in depth x 8.4m high to the ridge.

The internal layout of each of the terraced properties comprises a lounge, dining room, kitchen, wc and utility room on the ground floor and three bedrooms, one with en-suite, a study and a bathroom on the first floor.

The bungalow has maximum dimensions of 11.6m in width x 8.4m in depth x 7.4m in height to the ridge. An attached garage measures 3.3m in width x 6.3m in depth x 4.6m in height to the ridge. The internal layout comprises a lounge, kitchen/dining room, wc and attached garage on the ground floor and three bedrooms, one with en-suite and a bathroom on the first floor.

Materials: Semi-detached dwellings - white render to walls, grey roof slates, doors are to be mixed colour pvc/metal composite and white upvc windows

Terraced dwellings - white render to walls, grey roof slates, doors are to be mixed colour pvc/metal composite and white upvc windows

Bungalow _ stonework/white render to the external walls, grey roof slates, doors are to be mixed colour pvc/metal composite and white upvc windows, black pvc rainwater goods

Ancillary development, e.g. parking: Five off street parking spaces to serve the semi-detached and terraced dwellings on the existing forecourt to the front of the site and three off-street parking spaces (one in the attached garage) in respect of the bungalow.

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PLANNING HISTORY

14/0351/CON - Demolish existing hospital building plus associated outbuildings - Not yet determined.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within The Rhymney Conservation Area as identified by Policy HE4.2 of the LDP.

Policies:

Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place making, SP7 - Planning Obligations, SP21 - Parking Standards

Countywide Policies

CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - Highways, CW5 - Protection of the Water Environment, , CW6 - Trees, Woodland and Hedgerow Protection, CW11 - Affordable Housing Obligation, CW15 - General locational constraints, supplementary planning guidance contained in LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Developments.

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, Chapter 4 - Planning for Sustainability, Chapter 6 - Conserving the Historic Environment para 6.5.16, 6.5.17, 6.5.18, 6.5.23.

Welsh Office Circular 61/96 and 1/98, TAN 12 - Design, TAN 18 - Transport, Manual for Streets,

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? Coal mining legacy issues are not significant in the determination of this planning application.

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CONSULTATION

Head Of Public Protection - Has no objection subject to standard contamination conditions being attached to any consent.

Dwr Cymru - Confirms that both foul water and surface water discharges shall be drained separately from the site and no surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system and land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system. It confirms a public sewer. It provides advice to be conveyed to the developer in respect of land drainage matters.

CCBC Housing Enabling Officer - No requirement for affordable housing.

Transportation Engineering Manager - No objection subject to conditions being attached to any consent in respect of access and parking provision and revised details of the proposed passing place along the lane to the north of the site, being submitted for consideration by the Local Planning Authority.

Conservation & Design Officer - Has no objection to the demolition of the building but requests the plaque on display at the entrance to the hospital be retained and incorporated into the new development to reflect the buildings historical significance. Also, the dwarf wall to the front boundary to be carefully removed to allow demolition access and rebuilt on a like for like basis to include railing tops. Conditions should also be attached to any consent requiring details of all external materials and finishes to be agreed with the Local Planning Authority.

Police Architectural Liaison Officer - Has no objection to the development but provides advice to be conveyed to the developer.

Countryside And Landscape Services - Has no objection to the development but requests conditions are attached to any consent in respect of biodiversity enhancements relating to bats and birds. A Bat advisory note is provided to be conveyed to the developer. The land on which the new bungalow (Dwelling 6) is to be erected has the potential to support reptiles due to the type of habitat present on site. In this instance a reptile survey will not be required due to the size of the site but on the basis that reptiles are present, a reptile mitigation statement is required, which may be addressed by attaching an appropriate condition to any consent.

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ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 9 neighbouring properties have been consulted.

Response: Six.

Summary of observations:

- building has a historical interest to the local area
- overdevelopment
- does not follow building line of existing houses
- overshadowing and overbearing
- loss of heat to property as a result of overshadowing
- loss of enjoyment of garden as a result of overshadowing
- design - to include terraced houses will be at odds with the older part of The Terrace
- property 6 not in keeping with surrounding area
- highway considerations
- loss of light
- loss of privacy.

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?

Heddlu Gwent Police has no objections to the development but provide advice to be conveyed to the developer.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No

The 'Scoping Survey for Bats' was undertaken by a competent ecologist (Merlin BioSurveys) at an appropriate time of year (August 2014), and the methodology and the findings of the survey report are considered satisfactory.

The Scoping Survey reports that the building provided a single opening suitable for void dwelling bats or birds and an area suitable for crevice dwelling bat species. However, there was no evidence to suggest that bats or birds are currently, or have in the past, used any part of the building. Therefore, Redwood Memorial Hospital is not a bat roost and so can be demolished.

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However, there is no guarantee that bats will not adventitiously roost in the building prior to demolition, so care must be taken when removing the roof. If any bats are found, work must stop immediately and a licensed bat worker and the county ecologist must be informed. It may then be necessary to apply for a derogation license from Natural Resources Wales. A precautionary approach should be taken and in this respect a bat advisory note should be included with any permission.

Is this development Community Infrastructure Levy liable? The development is liable in respect of Community Infrastructure Levy but falls within the lower viability charging zone and as such Community Infrastructure Levy is not payable.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this planning application are in terms of the compatibility of the proposed use with neighbouring land uses, amenity, highway considerations and design particularly given the site is located within the Rhymney Town Conservation Area. In this respect special attention has to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

The proposals include the entire demolition of the former hospital building together with its two outbuildings. The demolition of the buildings is subject to a separate conservation area application for demolition, reference 14/0351/CON.

The existing building was formerly known as the Redwood Memorial Hospital. It occupies a site area of 0.26 hectares. The hospital closed in December 2013. It is currently vacant, having been replaced in 2013 by a new hospital facility within Rhymney. The building lies within the Rhymney Town Conservation Area but is itself unlisted.

It represents an unlisted Victorian Cottage Hospital building, which is clearly identified as a 'Cottage Hospital' on the OS plan of 1920 for the first time.

One of the series of books that provide 'A Portrait of Rhymney' (vol 2) written by Marion Evans refers to this building as The Rhymney Cottage Hospital that was built in 1904 through efforts of the Rhymney Workman's Medical Aid Fund. This was a voluntary organisation, funded initially by contributions of a penny in the pound deducted from workmen's wages. It was set up to provide for the medical needs and nursing requirements at a time when accidents and infectious diseases were very real day to day hazards at home and at work.'

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There is currently a plaque on display to the right of the main entrance in appreciation of Dr. Redwood, who was its surgeon for 43 years. The hospital's name was changed to Redwood Memorial Hospital on his death in 1947. It is considered appropriate that the plaque be incorporated into the new development to reflect the building's historical significance within the Rhymney Town Conservation Area. This may be addressed by attaching an appropriate condition to any consent. It is also considered appropriate to retain the dwarf wall and railings along the front of the site, which form part of the character of this conservation area and in this respect it is considered appropriate to attach a condition to any consent requiring the walls to be carefully taken down where necessary to allow for demolition access and then carefully re-built on an exact like for like basis together with gate pillars.

The existing building is located in the Rhymney Town Conservation Area that was first designated 1975 by the former Rhymney Valley District Council and extended and re-designated in 2001 by Caerphilly County Borough Council and named 'Rhymney Town' Conservation Area. An Article 4 (2) Direction was also served by this Council on 14th May 2005 covering the whole of this new conservation area, which serves to remove some householders' permitted development rights.

The building has seen many adaptations, alterations and front extensions, however there is undoubtedly a firm historic association. It has been confirmed in both May last year and more recently with Cadw that the building was considered for listing as part of the Rhymney community survey during the national re-survey between 1998 - 2005 and was discounted. Cadw also considered it during the thematic survey of NHS hospitals that was carried out in the mid-1990s (due to local hospital closures, the purpose of the thematic survey was to give a definitive view to the NHS estates on which hospital buildings met the criteria so that they could plan ahead the future of their buildings). Cadw has concluded that it would have been rejected as having been altered too substantially to meet the criteria for listing. It has been subject to substantial change over the years, with a number of original features lost. There have been several extensions to the property including two large bay windows at the front and multiple ward extensions at the side and rear. These ad hoc extensions have been of varying design and built using differing materials. The existing roofscape is now piecemeal and haphazard. These combined alterations and extensions have detracted significantly from the appearance of the original building and have lost much of its architectural character and therefore there is no objection in principle to the demolition of all of these buildings provided that what replaces it, is sensitive and respects the character and appearance of the surrounding conservation area and its setting.

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An objection has been received from the residents of the neighbouring property at No.10 The Terrace, located to the east of the site regarding the original scheme submitted, which proposed a semi-detached two-storey dwelling near the common boundary. They were concerned that the bulk of the development would result in loss of light and privacy and would be overshadowing and overbearing in terms of their property, given that the majority of windows in no. 10 serving habitable room windows are in the side elevation facing the development.

In terms of the character of no.10 The Terrace, the dwelling is not listed. The gabled roof property is two-storey, with two-storey, mono-pitched rear annex, and two flat roof extensions. It has no chimneys. The front of the dwelling includes a two-storey bay with multiple hipped roof projecting from the main roof. The garden comprises a concrete yard area to the side and rear with steps and paths leading to a two-tiered garden. The dwelling has a footprint of 22m in length. The southern facing side of the dwelling has 7 windows in the ground floor side elevation of which 5 windows will directly face the side elevation of the proposed development and the remaining 2 have an aspect looking towards the rear of the property. The internal layout of No.10 comprises 3 reception rooms, a kitchen and outhouse. The 5 windows directly facing the proposed development include: -

- A narrow obscure glazed window with clear top opening serving a lounge (2nd reception room) this lounge also benefits from a large window overlooking the side and rear garden.
- Two windows to a dining room/lounge (3rd reception room)
- Two windows to a kitchen, which also benefits from a third similar size window overlooking the rear garden.

At first floor level there are 3 windows of which 2 are directly facing the development comprising a bathroom window which is not obscured glazed but has curtain netting, and a bedroom window. The remaining bedroom window has an aspect looking out to the rear of the property. The orientation of the dwelling is southeast facing. Consequently, the side and rear of the property benefits from late afternoon and early evening sun.

In order to address the significantly overbearing impact upon the living conditions of the occupants of no.10 The Terrace, the developer has submitted amended plans. In this respect the bulk of the proposed semi-detached dwellings on plots 4 and 5 have been addressed by moving the semis forward by 2 metres so that they follow the building line of the existing villas, reducing the first floor of both dwellings on plot 4 and 5 back in line with no.10 The Terrace, lowering the rear extension (two-storey element) ridge on plots 4 and 5 by 600mm below the main ridge, removing the first floor of the rear extension and introducing a hip to the roof of the extended rear to plots 4 and 5 to lessen the bulk and shading onto no.10 the Terrace.

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The developer has also submitted a sun study, which demonstrates the proposed amendments have addressed the adverse overshadowing impact of the original scheme. The neighbour has been consulted in respect of the amended plans and has verbally agreed the amendments are an improvement and will now leave the final decision regarding the proposed scheme to the Local Planning Authority. In this respect, it is considered the amended scheme is acceptable in terms of layout, scale and appearance and will not have an adverse impact upon the character or appearance of the surrounding area or upon the privacy or amenity of the residents of neighbouring properties.

Sufficient parking provisions and amenity space are provided and there is adequate separation distance between existing habitable room windows to safeguard privacy standards. Furthermore, it is considered that the development would not have an unacceptable effect on the visual or residential amenity of neighbouring properties.

However, in terms of the proposed external materials there is objection to the use of powder-coated white/cream uPVC windows and doors in the new build, as this is generally inappropriate within a Conservation Area, particularly where it is such an important gap site between a group of grade II listed buildings and Victorian Villas of some historical significance. Given the prominence of this site, materials to windows and doors on the front elevation particularly, should be a painted timber in a traditional sliding sash style, since it would be very difficult to achieve sufficiently thin glazing bars in a double glazed UPVC window. In addition the design and finish of the proposed 'metal composite' front doors, roof slate, pavements and rainwater goods should be submitted for approval by the Local Planning Authority prior to the commencement of works. Also, a sample of the proposed stonework indicated in the gable end of the proposed bungalow should be submitted for consideration to the Local Planning Authority. This aspect of the development may be addressed by attaching appropriate conditions to any consent.

Policy CW3 of the LDP considers highway implications and in this respect this Council's Group Manager (Transportation and Highways) has raised no objection to the development subject to conditions in respect of access and parking provision, drainage of surface water run-off and revised details of the proposed passing place along the lane to the north of the site.

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

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Comments from public:

- building has a historical interest to the local area

The historical significance of the existing building has been discussed above.

- overdevelopment

The proposed development can be accommodated within the application site and provides adequate amenity space and off-street parking provision in respect of each dwelling.

- does not follow building line of existing houses

the proposed semi-detached dwellings do follow the building line of the existing pairs of semi-detached villas to the east of the site. The proposed terrace of dwellings adjacent to these are set back 2.3metres from this building line in order to accommodate the off-street parking requirements. It is also considered the step back in terms of the terrace adds to the visual interest of the streetscene and in terms of its connectivity with the dwelling to the west of the site.

- overshadowing and overbearing

The original plans submitted were considered unacceptable in terms of the overbearing and overshadowing impact the proposed semi-detached dwelling on plot 5 had upon the amenity of the residents of no.10 The Terrace. These issues have been discussed with the developer at long length and have resulted in the submission of amended plans, which address the issues raised, as discussed above.

- loss of heat to property as a result of overshadowing

As above, the scheme has been redesigned such that the bulk of the development has been reduced to the extent that there is no significant increase in any overshadowing of no.10 The Terrace, than currently exists.

- loss of amenity currently enjoyed in garden as a result of overshadowing

As discussed above.

- design - to include terraced house will be at odds with the older part of The Terrace

In terms of the rhythm of development, the proposed development has regard to the surrounding context and fits in well with the existing streetscene. The design of the semis on plots 4 and 5 aims to replicate the style and form of existing semis along The Terrace, whilst the proposed terrace of three cottages aims to replicate the Grade II listed terrace of cottages just to the west. In this respect and upon the advice of Officers of this Local Planning Authority, it is considered the proposed design is acceptable in planning terms.

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- property 6 not in keeping with surrounding area.

Property six is a dormer bungalow. The constraints of the site in terms of the ground levels and the requirement to ensure privacy to surrounding existing properties and those proposed has to a large extent dictated the style of dwelling that may be accommodated on the site.

- highway considerations

This Council's Group Manager (Transportation Engineering Manager) has raised no objection to the development subject to conditions being attached to any consent referred to above.

- loss of light

Loss of light has been considered in terms of the any overshadowing and overbearing impact the development may have upon the residents of neighbouring properties. As discussed above, amended plans have been submitted which are considered satisfactory and address the original concerns raised.

- loss of privacy

It is not considered that the amended scheme submitted will result in the loss of privacy to residents of neighbouring properties.

Other material considerations: None.

In conclusion it is considered the proposed development does not conflict with local plan policies and subject to the imposition of appropriate conditions is acceptable in planning terms.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) No development or site/vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.

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- 03) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Redwood Memorial Hospital, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) and Tan 5 Nature Conservation and Planning (2009).
- 04) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swift and Swallow) in the new properties at Redwood Memorial Hospital, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
- 05) The proposed means of access to dwellings 1-5 shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m x 25m. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 06) The access to serve proposed dwellings 1-5 shall be no less than 4.1m wide, whilst the access to serve proposed dwelling 6 should be no less than 3.65m wide. Access of these dimensions shall be provided before the dwellings hereby approved are first occupied.
REASON: In the interests of highway safety.
- 07) 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.
- 08) The proposed parking areas shall be completed in materials, details of which shall be submitted for consideration and approval in writing with the Local Planning Authority, to ensure loose stones or mud etc. are not carried on to the public highway.
REASON: In the interests of highway safety.

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- 09) No surface water run-off shall be discharged onto the highway.
REASON: In the interests of highway safety.
- 10) Notwithstanding the submitted plans the development hereby approved shall not be occupied until revised details of the proposed passing place along the lane to the north of the site have been submitted to and approved in writing by the Local Planning Authority. The passing place shall thereafter be completed in accordance with the agreed details prior to beneficial occupation of the development.
REASON: In the interests of highway safety.
- 11) Prior to the construction of all external surfaces of the development hereby approved details of proposed materials and finishes to be used 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.
- 12) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the removal, storage and re-use of the natural stonework of the front boundary wall together with details of its reconstruction including new railing tops, gate pillars and the incorporation of a memorial plaque . The development shall only be carried out in accordance with the approved scheme.
REASON: To preserve and enhance the character and appearance of the Conservation Area and its setting, which includes a row of listed buildings along The Terrace.
- 13) The existing hospital plaque shall be carefully removed and stored during demolition and construction works and incorporated into the rebuilt front boundary wall as a memorial plaque as indicated on the approved plan drawing no: R142-03A A1.
REASON: In order to reflect the building's historical significance within the Rhymney Town Conservation Area.
- 14) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

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- 15) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 16) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 17) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 18) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.

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- 19) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: R142-00 A4, R142-03A A1, R142-04 A1, R142-05 A1, R142-06 A1, R142-07A A1, R142-08A A1, R142-09 A1 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4.

The applicant is advised of the comments of this Council's Ecologist, Heddlu Gwent Police, Group Manager (Highway Planning), Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water.

