

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE
16 JANUARY 2014**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

Part 1	Agenda Item No. 5
APPLICATIONS RECOMMENDED FOR APPROVAL	

1. PURPOSE OF THE REPORT

Members are asked to determine the planning applications outlined in Appendix 1.

2. RECOMMENDATION

To approve the applications subject to the conditions outlined in Appendix 1.

1. Application No. 12/1059 - Change of use from registered club to public house, Treorchy Conservative Club, 144 Bute Street, Treorchy.
2. Application No. 13/0906 - Construction of detached residential dwellings, Plots 2 & 3, Land At Salisbury Road, Abercynon.
3. Application No. 13/0930 - Outline planning permission for residential development for 3 no 2 bedroom link houses, Old Salvation Army Hall, Woodland Street, Mountain Ash.
4. Application No. 13/0990 - Change of Use and conversion of Block A and Block B, and part of Block D, into 17 Self Contained Units comprising internal and external alterations, and associated work. (Amended Site Plan Received 26/11/13), Blocks A And B Coed Y Lan Comprehensive School, Tyfica Road, Graigwen, Pontypridd.
5. Application No. 13/1077 - Change of use from office to A3 cafe (amended plans received 4th December 2013), The Coach Station, Llantrisant Road, Llantwit Fardre, Pontypridd.
6. Application No. 13/1107 - Demolition of existing building and construction of 10 no.1 bedroom apartments (Amended Plans Received 4th December 2013), Former Royal Hotel, 61 Brithweunydd Road, Trealaw, Tonypany.
7. Application No. 13/1114 - Change of use to A3 (Amended Description 12/12/13), 19a Commercial Street, Aberdare.

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APPLICATIONS RECOMMENDED FOR APPROVAL

APPLICATION NO: 12/1059/10 (LE)
APPLICANT: Mr T Bevan
DEVELOPMENT: Change of use from registered club to public house
LOCATION: TREORCHY CONSERVATIVE CLUB, 144 BUTE STREET, TREORCHY, CF42 6BN
DATE REGISTERED: 23/11/2012
ELECTORAL DIVISION: Treorchy

RECOMMENDATION: Approve

REASONS:

The application is considered to represent an appropriate change of use of the building that would have limited impact on the overall character and use of the existing club premises.

APPLICATION DETAILS

Full planning permission is sought for the change of use of the Treorchy Conservative Club, 144 Bute Street, Treorchy from a registered club (private members club, planning use class – sui generis) to a public house (planning use class - A3). The application relates solely to the change of use of the premises and does not seek to make any physical alterations to either the scale or external appearance of the building.

There is no off-street car parking available at the site and the main pedestrian entrance to the building is directly from Cardiff Street that runs to the west of the application site. In planning terms, there is currently no restriction on hours of opening.

Supporting information submitted with the application highlights the public house 'Toms Tavern' would be run along the same lines as the old Conservative Club. It would aim to cater for families and older clientele (over 30's), and seek to provide a pleasant and safe environment for family entertainment. The planning application is also accompanied by an access statement.

SITE APPRAISAL

The application site consists of a large, two-storey corner building, which is prominently located on the junction of Bute Street and Cardiff Street on the main route through the built up area of Treorchy. The building is centrally located and falls within a defined retail centre of the Local Development Plan. The building appears as a distinctive and characteristic building with feature windows and small, front roof

spiral. A variety of differing uses are located within the immediate vicinity of the application site. Opposite the application site on the northern side of Bute Street is the Cardiff Arms Hotel. To the east is St Matthew's Church. To the west of the site are a small number of commercial premises and further to the east/southeast are numerous retail and commercial premises situated along Bute Street. Toward the rear, south of the site is a typical residential, terraced street that is offset from the application site by a narrow access lane.

PLANNING HISTORY

92/0051	Treorchy Conservative Club, 144 Bute Street, Treorchy	Conversion of living quarters to lounge	Granted 18/08/92
86/1120	Treorchy Conservative Club, 144 Bute Street, Treorchy	One off sign. Dim 46" x 32" projecting. Internally illuminated. Double sided sign with advertisement panels	Granted 05/12/86

PUBLICITY

The application was advertised by means of direct neighbour notification letters being sent to adjoining occupiers and the posting of site notices in the immediate area. No representations or objections have been raised against the planning application.

CONSULTATION

Transportation Section – raise no objection.

Public Health & Protection – raise no objection following the submission of an acoustic report by the applicant. A condition is suggested to ensure the recommendations of the acoustic report submitted by Hunter Acoustics (received 13/09/2013) are implemented at the site. This includes the installation of a noise limiter on music systems used within the building to ensure noise limits are not exceeded.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Indicates that the site is within the settlement limits and within a defined retail centre.

Policy AW2 promotes development in sustainable locations.

Policy AW5 sets out the criteria for new development.

Policy AW6 - supports development that involves high quality design and makes a positive contribution to place making.

Policy AW10 states that proposals, which would result in an unacceptable risk of harm to health, will not be permitted. Such risks include loss of amenity due to air, light, and noise pollution.

Policy NSA 18 - Identifies the retail hierarchy with Treorchy being identified as a key settlement.

National Guidance

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales (PPW) Chapter 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions) and Chapter 10 (Planning for Retail and Town Centres) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main issues:

Principle of the proposed development

In terms of the principle of the development, as detailed, the application site consists of an historic club premises that is prominently located on the main road through the village of Treorchy. When considering the compatibility of such a use, due regard in this instance should be given to the existing status and function of the application building. The existing, permitted use of the club premises has broadly similar characteristics to the proposed use of the building as a public house. The proposal does not seek to significantly alter the way in which the existing facility operates but seeks to allow open access to all members of the community, primarily families and older clientele, not just registered members. It is further acknowledged the application site is situated within the defined retail/commercial area of Treorchy with planning policy seeking to focus such uses within commercial areas to maintain and enhance the viability of such localities. As such, the application is considered acceptable in principle.

Impact on the character and appearance of the locality

The planning application relates solely to the change of use of the premises and does not seek to make any physical alterations to either the scale or appearance of the external fabric of the building. The proposed change of use would ensure a viable and active use is retained for this prominent and attractive building with no changes required to the appearance and general layout of the existing building. As such, the visual impact of the building within the street scene would remain unaltered, with the proposed change of use causing no detrimental impact upon either the character or appearance of the building or its wider setting.

Impact on Residential Amenity

Under the provisions of the Use Classes Order, a private members club is regarded as a sui generis use, whereas a public house falls within the A3 use class, therefore the proposed change of use requires planning permission. It is considered that the key difference between the two uses relates to clientele, with the Conservative Club being open only to members and their guests, although the proposed public house would be open to serve any member of the public. However, whilst the two uses fall within different classes, it is considered that the way in which the businesses would function, would be broadly similar.

It is acknowledged that the premises, although sited within a mixed use locality, would also be sited in close proximity to a number of residential properties. As such, it is important to consider how any potential change of use may impact upon the amenities of the occupiers of these properties. The intended hours of operation of the premises, as permitted by the Premises Licence, are between 11:30 hours and 23:30 hours Monday to Saturday and 11:30 to 23:00 hours on a Sunday. Whilst these obviously represent evening and night time trading, it is however considered such opening times for the use proposed are not unreasonable, particularly in light of the historic use of the site and the fact that there are no restrictions on hours of opening (in planning terms). Overall, despite the change of use proposed, it is not envisaged that such a scheme would have an adverse impact on levels of residential amenity enjoyed within the locality. Furthermore, it also noted the applicant has submitted an appropriate noise breakout assessment for the site with Public Health and Protection and neighbouring residents raising no objection against the application.

Highway Safety Issues

Following consultation with the Council's Transportation Section, no objections have been raised against the planning application. It is detailed the site is located on Bute Street which is a bus route and on street car parking takes place along the adjacent Cardiff Street. Also, the proposed and existing use of the building have a like for like requirement for off-street car parking and although there is some concern with the lack of parking facilities, given that this is an existing situation with no increase in the parking requirement, and most patrons are likely to walk to the site, no highway objection is raised.

As such, it is not considered that the proposed change of use would result in a detrimental impact upon highway safety in the vicinity of the site.

CONCLUSION

Having taken account of all of the issues outlined above, the application is considered to represent an appropriate change of use of the building that would have limited impact on the overall character and use of the existing premises. The scheme is considered to comply with the key policy requirements of the Local Development Plan, in respect of its principle, impact on the visual amenities of the area, the amenities of nearby residential properties and highway safety. As such, approval of the application is therefore recommended.

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The use hereby permitted shall not operate other than during the following times:

- Monday to Saturday: 11:30 to 23:30 hours;
- Sundays and Bank or Public Holidays: 11:30 to 23:00 hours.

Reason: To minimise the effects of the development upon neighbouring residential amenity in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

3. The development shall be carried out in accordance with the recommendations contained in the Hunter Acoustics Report received 13/09/2013, which shall include the submission and approval of details to the Local Planning Authority of the noise limiter to be used at the site, prior to the beneficial use of the property commencing. The development shall thereafter be implemented in accordance with the approved scheme.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting of that Order) no other use (other than the Public House hereby permitted) shall be operated from the site without the prior express permission of the

Local Planning Authority.

Reason: To define and limit the extent of the permission and to protect the residential amenity of those closest to the site in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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APPLICATION NO:	13/0906/13	(GW)
APPLICANT:	Mr D Williams	
DEVELOPMENT:	Construction of detached residential dwellings.	
LOCATION:	PLOTS 2 & 3, LAND AT SALISBURY ROAD, ABERCYNON.	
DATE REGISTERED:	30/10/2013	
ELECTORAL DIVISION:	Abercynon	

RECOMMENDATION: Grant

REASONS:

The development is within the settlement boundary and previously outline planning permission (08/0045) has been granted on a larger site for residential development, which has now expired. Plots 1 and 4 have gained full planning permission (10/0939) and the indicative plans for this application detail the dwellings can be provided inline with those, therefore, this would be an acceptable development.

APPLICATION DETAILS

Outline planning permission is sought for the erection of two dwellings on plots 2 and 3 of a larger site at land at Salisbury Road in Abercynon. Planning permission was previously gained for outline permission for residential development (08/0045), but has now expired. Plots 1 and 4 however have full permission for dwellings granted under permission (10/0939).

The indicative plans detail the dwellings could be in line with those approved for plots 1 and 4. The indicative cross sections detail the ridge height of the dwellings could step down with the topography of the site from plot 1 down to plot 4. The indicative cross section through the site indicates the dwellings could be single storey facing Salisbury Road and two storeys at the rear and could have a similar rear gable projection as granted on plots 1 and 4 elevations. The minimum and maximum parameters submitted are: a width of between 9.5m and 10m and a depth of between 8.25m and 10.75m. The plans indicate the maximum height of the dwellings indicated would be 9.8m at the rear. A parking area would be provided on the forecourt to the front of the dwellings, similar to plots 1 and 4.

The application is accompanied by the following:

- Design and Access Statement.

SITE APPRAISAL

The site is a steeply sloping piece of land, covered in rough vegetation that has a boundary with the south-east side of Salisbury Road. Plots 2 and 3 are located in the middle of the site adjacent to each other and each measure approximately 14m in width and 24m in depth. Salisbury Road has a relatively narrow carriageway width and the dwellings on the opposite side of the road and at a higher level. Adjacent to plot 1 (of the larger site area) is a pedestrian path (steps) which links Salisbury Road with Aberdare Road. To the rear of the site is a narrow lane to the rear of dwellings on Aberdare Road. These are at a lower level to the site. The surrounding residential area is characterised by rows of older terraced houses on the northern side of Salisbury Road and Aberdare Road and modern detached houses in the area between.

PLANNING HISTORY (Relevant to application)

10/0939	Plot 1 and plot 4, land at Salisbury Road,	Construction of 2 no. split level detached residential dwellings with access and parking off Salisbury Road.	Granted 22/11/10
08/0045	Land at Salisbury Road, Abercynon.	Outline application for residential development (Amended description)	Granted 16/04/08

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. One letter of objection has been received. The contents are summarised below:

- Japanese knotweed is established on the site. The previous permissions on the site did not have conditions requiring its removal. This should be treated as part of the application.

CONSULTATION

Countryside, Landscape and Ecology - Japanese knotweed is evident near to plot 4 of the larger site area. A condition requiring knotweed is treated would be required as its presence, albeit outside the site area, could in this instance blight all the properties.

Dwr Cymru/Welsh Water – no objection subject to drainage conditions.

Land Reclamation and Engineering – no objection subject to drainage conditions.

Public Health and Protection – no objection subject to conditions on the demolition of existing dwellings, hours of operation, noise, dust and waste.

Transportation Section – no objection subject to conditions on the provision of details of the footway, the boundary wall fronting the site to be no more than 0.9m, off street parking to be in accordance with RCT Supplementary Planning Guidance on Parking, the covering of parking areas with permanent materials, surface water not to discharge on to the public highway and details of traffic management.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

Policy CS1 - sets out criteria for achieving strong sustainable communities including, promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1 - supports new housing inside the settlement boundaries and allocated sites.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 - sets out criteria for the protection and enhancement of the natural environment.

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA12 – details criteria for development within and adjacent to settlement boundaries.

Supplementary Planning Guidance Access, Circulation & Parking

National Guidance

Chapter 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 8 (Transport) and Chapter 9 (Housing) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 22: Sustainable Buildings;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main issues:

Principle of the proposed development

The site is located within the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan and is unallocated. Previously outline planning permission (08/0045) has been granted for residential development of the wider site area. The two plots either side (of the application site) have also gained full planning permission (10/0939). Construction works has however not begun on these two dwellings. Nevertheless, the principle of residential development is acceptable subject to material planning considerations, which are assessed below:

Impact on the character and appearance of the area

The indicative plans detail the dwellings could be sited in line with the adjacent dwellings (plots 1 and 4) that have gained full planning permission (10/0939). They also detail the proposed dwellings could be of similar size, scale and design to those on plots 1 and 4. A condition requiring the ridge levels (of the proposed dwellings) to be as detailed on the indicative cross section would be prudent, so that the proposed dwellings would compliment the height and size of those already granted. Therefore it is considered the proposed scheme would have an acceptable visual impact on the character of the area.

Impact on residential amenity and privacy

With regard to the impact on residential amenity, the dwellings would be sited in line with and between the dwellings that have gained full planning permission (10/0939). It is considered this arrangement and a similar size and design of dwelling would not have a significant detrimental impact on the amenity of occupiers of adjacent plots or other surrounding dwellings.

Access and highway safety

The indicative plan details parking could be arranged similar to plots 1 and 4 that already have planning permission. No objection has been raised by the Transportation Section and the issue would be acceptable. As such details of parking could be obtained during a reserved matters application.

Other Issues

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation:

Public Health

Whilst the comments raised by the Public Health and Protection Section are appreciated, it is considered dust and waste matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning waste and dust issues if permission were to be granted.

Ecology

An objection has been raised from the public consultation exercise with regard to Japanese Knotweed being present at the site. It is also detailed that this wasn't dealt with in previous applications at the site; however Members are advised that this issue was not raised in the previous applications. The Council's Landscape Officer has visited the site and has identified some Japanese Knotweed outside but adjacent to the site area (i.e. in plot 4). He has further stated its presence, even adjacent the site, could result in a blight on all of the properties being developed and that a condition requiring the site is cleared of Japanese Knotweed prior to development commencing should be attached to this permission. Members are advised whilst this issue would not warrant a refusal reason for the application, it is considered a condition as suggested, would be prudent.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, the impact on the character and appearance of the area, the impact on residential amenity and privacy, the impact on access and highway safety and ecology (Policies AW1, AW2, AW5, AW6, AW8 and NSA12).

RECOMMENDATION: Grant

1. (a) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected, the means of access to the site and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Applications for the approval of reserved matters shall be made before

the expiration of three years from the date of this permission.

(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Section 92 and 93 of the Town and Country Planning Act 1990.

2. The ridge height of the dwellings hereby approved shall be in accordance with the details submitted on Drawing Number GA2 received on the 4th September 2013 unless otherwise agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect residential and visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to occupation of the dwellings hereby approved. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. Full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia japonica*, *Rouse decraene*, *Polygonum cuspidatum*) shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site. The approved scheme shall be implemented prior to the occupation of any dwelling/building.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981.

5. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five 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 new development will be visually attractive in the interests of amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

7. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the submitted details, the proposed 1.8m wide footway fronting the site and access to each dwelling shall be in accordance with full engineering design and details to be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved details shall be implemented prior to beneficial occupation.

Reason: In the interests of highway and pedestrian safety drainage in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. The boundary wall fronting the site shall be no more than 0.9m above ground level in height and shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into beneficial use.

Reason: To ensure that adequate visibility is provided, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. No dwelling shall be occupied until parking areas for each dwelling have been laid out, drained and surfaced in accordance with the details to be first submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the parking of vehicles ancillary and incidental to the dwellings hereby approved.

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

13. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

14. Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

