

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2014-2015

**DEVELOPMENT CONTROL
COMMITTEE
19 FEBRUARY 2015**

**REPORT OF: SERVICE
DIRECTOR PLANNING**

	Agenda Item No. 11
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APPLICATION NO: 14/0628/13 – OUTLINE PLANNING PERMISSION FOR 5 NO. DETACHED DWELLINGS WITH OFF ROAD PARKING AND ASSOCIATED WORKS.– LAND ADJOINING NO. 15 (NORTH-WEST) OF TREM Y DUFFRYN, MOUNTAIN ASH.

1. PURPOSE OF THE REPORT

Members are asked to consider the determination of the above planning application.

2. RECOMMENDATION

That Members approve the application

3. BACKGROUND

This application was originally reported to the Development Control Committee on 21st August 2014 (a copy of the original report is reproduced as **APPENDIX A**). At that meeting Members resolved to approve the application subject to the applicant entering into a Section 106 Agreement to make a transport tariff contribution towards improving the strategic highway network (minute No. 55(b) refers). The applicant has however raised issues with the Authority regarding the requirements of the Transport Tariff and the Section 106 Agreement has not therefore progressed.

As Members will be aware the Community Infrastructure Levy (CIL) was introduced by the Council on December 31st 2014. CIL is now the means by which the Council secures contributions for infrastructure improvements. Under the relevant Regulations a Section 106 Agreement can no longer constitute a reason for granting planning permission to the extent that the obligation provides funding for infrastructure which will be funded by CIL.

The site is within Zone 1 where there is a £0 charge for residential development and therefore there is no contribution required in this case and it would be unlawful to pursue the previous contribution requested.

Having regard to the previous resolution and the advice given above, Members are requested to approve the application without the requirement for the transport tariff contributions.

APPENDIX A

APPLICATION NO: 14/0628/13 (HL)
APPLICANT: Mr S Butts
DEVELOPMENT: Outline planning permission for 5 no. detached dwellings with off road parking and associated works.
LOCATION: LAND ADJOINING NO. 15 (NORTH WEST) OF TREM Y DUFFRYN, MOUNTAIN ASH, CF45 4AQ.
DATE REGISTERED: 13/05/2014
ELECTORAL DIVISION: Mountain Ash East

RECOMMENDATION: Approve

REASONS:

The proposed development adjoins the settlement boundary and is in a sustainable location. The indicative plans detail a development could be provided that would not have a significantly detrimental impact on the character of the area, residential amenity, highway safety, ecological value or the Tree Preservation Order on the wider site. The application is considered compliant with the relevant policies of the Local Development Plan and national guidance and presents an opportunity to round off development at the site.

APPLICATION DETAILS

The application seeks outline planning permission for the erection of five dwellings on land adjoining number 15 Trem Y Duffryn, Mountain Ash. The application is made in outline with all matters, except access and layout reserved for future consideration.

In accordance with the requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012, information regarding the position of the buildings, routes, open spaces, height, width and length of each building have also been submitted as part of the Design and Access Statement along with an indicative site layout plan.

The indicative details show the development of 5 detached dwellings, all two storey in height, with a width and depth range of 8m (min) to 8m (max), and height range of 8.5m (min) to 9m (max) per dwelling. Each dwelling would have a front and rear garden and off street parking.

The dwelling positioned on plots one and two would be positioned parallel to the side elevation of number 15 with the remaining three dwellings laid out in an arched arrangement fronting the highway, replicating the layout seen throughout the existing housing estate Access to all of the plots would be via the main Trem Y Duffryn, cul de sac highway.

An earlier application for outline consent for two detached dwellings has been approved on a part of the site (ref: 12/0791), directly adjacent to number 15 Trem y Duffryn. These two previously approved plots are included in the current application.

The application is accompanied by the following:

- Design and Access Statement;
- Ecological Appraisal;
- Tree Survey and felling list; and
- Japanese Knotweed control plan.

SITE APPRAISAL

The application site comprises an irregularly shaped, vacant area of land with an area of approximately 0.55 Hectares, positioned to the north-west of the existing residential estate of Trem y Duffryn. Although the site is outside the settlement development limits of Mountain Ash it does share a boundary with the settlement limits.

The site is positioned on a gradient falling from north-west to south-east and forms part of a Tree Preservation Order which contains several mature and younger trees evident across the site.

Trem y Duffryn is a relatively modern estate consisting of detached dwellings. The estate is surrounded by mature vegetation to the north and playing fields to the south and west.

PLANNING HISTORY

13/1282	Land adjoining No. 15 (north-west) of Trem-y-Duffryn	Proposed outline planning permission for 9 No, detached dwellings with off road parking, new road layout and associated works	Withdrawn 26/02/14
12/0791	Land adjacent to 15 Trem Y Duffryn, Mountain Ash,	Outline planning for 2 No. detached dwellings with off road parking.	Granted 11/12/12
06/0794	Land to the west of Duffryn Road, Mountain Ash.	Proposed pumping station (re-located to meet Welsh Water requirements for adoption)	Grant 14/11/06

PUBLICITY

The application has been advertised by a press notice, direct neighbour notification and site notices. One letter of representation has been received and is summarised as follows:

I have no objection in principle to these additional houses but seek reassurance that the builder has put plans in place for the following:

1. Suitable insurance to ensure any damage done to the main road and infrastructure of Trem Y Duffryn will be fixed;
2. That a suitable company will be employed to ensure the roads are swept and kept free of mud etc;
3. The cul-de-sac adjacent to number 6, 7, 8 and 9 will not be used to turn heavy vehicles as this is a private road;
4. Vehicles entering Trem y Duffryn will adhere to the speed limits as there are many young children who play in the street;
5. The building site will be kept locked at all times when no-one is on site to ensure safety.

CONSULTATION

Transportation Section – no objections subject to conditions and the applicant entering into a Section 106 legal agreement to provide a transport tariff contribution.

Land Reclamation and Engineering – no objections subject to conditions.

Public Health and Protection Section – no objections subject to conditions.

Education and Children's Services - the Authority has sufficient surplus capacity in this area to cater for the development.

Natural Resources Wales – no objections subject to conditions.

Housing Strategy – although an element of affordable housing would be welcomed in this area to meet local housing need, as the proposal is for five units, provision of affordable housing is not required to satisfy Policy NSA11.

Dwr Cymru/Welsh Water – no objections subject to conditions.

Electricity - no response received.

Gas – no response received.

Fire Service – there should be vehicle access for a pump appliance within 45m of all points within any new dwelling.

Glamorgan Gwent Archaeological Trust – no objection.

Countryside, Landscape and Ecology – no objections subject to an advisory note in relation to bats and birds being appended to any grant of consent.

Tree Preservation Officer – all trees on site are TPO'd and form the fringe woodlands of Duffryn Road. Although the trees listed to be retained and felled are acceptable we are trying to prevent any unnecessary mass vegetation clearance which creates a buffer to the greater area and ecological habitat.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is outside but adjoining the settlement boundary of Mountain Ash as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

The principal policies in the consideration of this application are as follows:

Policy CS1 – promotes the building of strong sustainable communities.

Policy CS4 – Housing Requirements.

Policy AW1 – states that provision will be made for the development of new dwellings including, the development of unallocated land within the defined residential settlement boundaries.

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 NSA10 - seeks a minimum housing density of 30 dwelling per Hectare and gives criteria for accepting lower densities.

Policy NSA12 refers to development within and adjacent to Settlement Boundaries.

National Guidance

Planning Policy Wales

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.

The following Planning Policy Wales Chapters set out the Welsh Government's policy on planning issues relevant to the determination of the application:

Chapter 4 (Planning for Sustainability),
Chapter 5 (Conserving and Improving Heritage and the Coast),
Chapter 8 (Transport),
Chapter 9 (Housing),

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;
PPW Technical Advice Note 5: Nature and Planning;
PPW Technical Advice Note 10: Tree Preservation Orders;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING 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.

Therefore, in considering and determining applications of this nature, the primary considerations are the impact of the proposal on the character and visual amenity of the area, the residential amenity of those living closest to the site, highway safety, flooding and drainage, ecological implications and any implications of any historic, architectural or cultural features.

Main Issues:

Principle of the proposed development.

The application seeks outline planning permission for the erection of 5 detached dwellings on land to the north-west of 15 Trem Y Duffryn, Mountain Ash. As specified above the site is outside of, but immediately adjacent to the settlement development boundary as defined by the Rhondda Cynon Taf Local Development Plan. Policy NSA12 of the Rhondda Cynon Taf Local Development Plan, permits residential development outside but adjoining the defined settlement boundary provided it does not exceed more than 10 dwellings, is bounded on at least one side by the defined settlement boundary and is not within a green wedge or a site designated for international, national, or local importance.

Members will note that the site has recently been the subject of a number of applications, the most relevant being 12/0791/13 and 13/1282/1. Application 12/0791/13 granted outline planning permission for two detached dwellings on land immediately adjacent to 15 Trem y Duffryn. Application site 12/0791/13 is included as part of the current application. Application 13/1282 sought outline planning permission for 9 detached dwellings. The application was presented to committee on 6th February 2014, with a recommendation for refusal for the following reasons:

1. The proposed development of the site for nine dwellings would result in overdevelopment of the site leading to extensive tree removal in a TPO area that would lead to a development which would present an incongruous feature poorly related to the surrounding area. The resulting development would be detrimental to the character and visual amenity of the area contrary to policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.
2. Insufficient information has been submitted in relation to European Protected Species to enable an assessment of the potential impact of the proposed development on bats. The proposal is therefore considered to be contrary to policy AW8 of the Rhondda Cynon Taf Local Development Plan.

At that Committee, Members resolved to defer determination of the application in order to conduct a site visit. Following the site visit the Applicant withdrew the application, before the application returned to committee for final determination.

With regards to the current application, being mindful of the position of the site, adjoining the settlement boundary and its relative proximity to the local secondary school and town centre with its retail, employment and leisure facilities, the principle of developing the site for residential purposes is considered acceptable unless material considerations indicate otherwise.

Impact on the character and appearance of the area

Although the application is in outline, as specified above, in accordance with the requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012, an indicative site layout has been submitted showing the development of 5, two storey dwellings. Two of the properties would be positioned parallel to number 15 Trem y Duffryn with the other three dwellings positioned in the southern part of the site, arranged in an arc shape fronting the Trem y Duffryn highway. It is considered that the site is of a size sufficient to accommodate a development of the scale and layout indicated, and dwellings could be designed for the site that would be capable of being sensitive to the context of the surroundings.

Although the proposed development would necessitate the removal of some of the trees within the south-western and central part of the site and would result in some excavation and re-profiling of the land, it is considered that the layout proposed in comparison to the previous application for 9 dwellings would minimise disruption to the trees and would complete the estate thereby reducing future development pressure on the land and trees in the north-western part of the site.

Although the density of the development is significantly lower than that advocated by policy NSA10, in this instance it is considered that the number of units proposed in association with their arrangement would be in keeping with the overall context of the area at the edge of the settlement and would help minimise impact on the wider TPO.

With regard to the scale of the proposed dwellings, it is considered that the maximum and minimum dimensions proposed are acceptable and could result in an appropriately scaled detailed scheme should an application for reserved matters be submitted.

On the basis of the above, the application is considered compliant with the relevant requirements of policies AW1, AW2, AW5, AW6, NSA10 and NSA12 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

As specified the site is located at the north-western end of the Trem Y Duffryn estate, with all the proposed dwellings fronting the main highway. Whilst the impact on amenity and privacy is a matter more appropriately considered at the reserved matter stage, in this instance, being mindful of the orientation of the site relative to the wider estate and the indicative distances that would be maintained, it is considered that land is capable of accommodating a residential development that would not have a significantly detrimental impact on the privacy and amenity of those living closest to the site.

Following consultation one letter of representation has been received requesting reassurance that any damage to the road and infrastructure will be fixed, that the

highway will be kept clean, the cul de sac next to number 6, 7 8 and 9 will not be used to turn heavy vehicles, all vehicles entering the estate will adhere to the speed limit and that the actual building site will be kept locked at all time in the interests of safety. Whilst the concerns raised are understandable, they are not material planning consideration and would be covered by other legislation that the developer would have to abide by.

However, being mindful of the position of the site relative to the existing dwellings, it is considered appropriate to impose a condition on any grant of consent restricting the hours of construction to reduce the impact upon the amenity of neighbouring residential properties.

On the basis of the above the application is considered compliant with the requirements of policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

Access and highway safety

The proposed development would be served off the end of the existing Trem Y Duffryn cul de sac. Trem Y Duffryn has a carriageway width of 5.5m with 2.0m wide footways on both sides. All of the proposed dwellings would be served off the existing turning head, immediately adjacent to the site. The junction of Trem Y Duffryn with Duffryn Road has a visibility splay in excess of 2.4m x 40m for a 30mph speed limit.

It is considered that the traffic generated by the proposed development would represent only a modest addition to the local traffic, and given the standard of the access to the site and the off street parking that could be provided, it is considered that the proposal would not materially prejudice highway safety. This perspective is reinforced by the views of the Transportation Section, who have raised no objection to the proposal subject to the imposition of conditions.

On the basis of the above and subject to the imposition of conditions it is considered that the development is in keeping with the provisions of Policies AW2, AW4 and AW5 of the Rhondda Cynon Taf Local Development Plan in terms of its impact on highway safety.

Drainage and flooding

The application site lies within zone C2, as defined by the Development Advice Map referred to in Technical Advice Note 15. The Flood Map information confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Cynon.

Following consultation Natural Resources Wales have provided the following response:

"We are aware that Arup produced a Flood Consequences Assessment (FCA) for the Cynon Valley Neighbourhood Facility in Mountain Ash (dated March 2006). This FCA undertook a limited review of the ordinary watercourse to the west of the proposed development site. The assessment included a number of cross section at the lower extent of the ordinary watercourse and used the flood estimation handbook to determine the 1 in 1000 year peak flows in the watercourse.

Although the Arup FCA does not specifically assess flood risk at the proposed development site, it does provide a valuable assessment of flood risk due to the proximity of the site. The result of this FCA would appear to indicate that the proposed development would be at low risk of flooding during a 1 in 100 years (including an allowance for climate change flood event) flood event.

Given the above, and the information submitted with the application, we are of the opinion that the risk could be acceptable, subject to the developer being made aware of the potential flood risks.”

Following consultation the Authority's Drainage Team have raised no objection to the application subject to the imposition of conditions. As the consultees have offered no adverse comments subject to the imposition of appropriately worded conditions relating to the disposal of foul and surface water from the site on any grant of consent the application is considered compliant with the relevant criteria of policy AW2 of the Rhondda Cynon Taf Local Development Plan.

Ecology

An Ecological Appraisal has been submitted in support of the application. The report concludes that the area is extensively used by foraging and commuting bats and that the development is likely to have some effects on features of ecological value at the site level and potential for moderate to high impact on mature trees within the site that are valuable as likely or potential bat roosts. As such a number of conditions and recommendations are made to mitigate the impact of the proposal and to provide biodiversity enhancement.

Following consultation the Authority's Ecology Team and Natural Resources Wales have raised no objection to the application subject to the imposition of conditions relating to the mitigation measures mentioned above. On the basis of the above, it is considered that the development would not have a significantly detrimental impact on the ecology of the area and the application is considered compliant with the relevant criteria of policies AW5 and policy AW8 of the Rhondda Cynon Taf Local Development Plan.

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.

Archaeology

Following consultation Glamorgan Gwent Archaeological trust have provided the following information:

“Information in the Historic Record shows that the area was associated with the Aberdare Canal and Duffryn Lock; the historic OS maps show features associated with the Aberdare Canal to the south and the tramway routes bordering the site; however, there are no indication that any significant buried archaeological remain would be adversely affected by the work.”

On the basis of the above consultation response, it is considered that the development is compliant with the requirements of policy AW7 of the Rhondda Cynon Taf Local Development Plan.

PLANNING OBLIGATIONS

Section 106 of the Town and Country Planning Act (as amended) enables local planning authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and,
3. fairly and reasonably related in scale and kind to the development.

Planning Policy Wales (Chapter 3) advises that contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the basis of negotiations between all parties.

In this case the developer will be required to enter into a Section 106 agreement to make a transport tariff contribution towards improving the strategic highway network at the reserved matter application stage.

It is considered that this requirement meets all of the above tests and is compliant with the relevant legislation.

Conclusion

The application is considered to comply with the relevant national and local development plan policies in respect of the principle of development, impact on the character and appearance of the area and wider TPO, the residential amenity and privacy, access and highway safety, ecology, archaeology and drainage. As such the application is recommended for approval subject to the following conditions.

RECOMMENDATION

Approve subject to the following conditions:

RECOMMENDATION: Grant

1. (a) Approval of the details of the scale and appearance of the building(s), 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 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 Sections 92 and 93 of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development falling within Schedule 2, Part 1, Class E and F (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. The details of landscaping required to be submitted to and approved by the Local Planning Authority in accordance with Condition one above shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

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

4. 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 policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. 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 before the buildings are occupied. 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.

6. During the construction phase of the development works shall be restricted to the following:

Monday to Friday	08:00 to 18:00 hours
Saturday	08:00 to 18:00 hours
Sunday and Bank Holidays	Not at all

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.

7. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. Surface water run-off from the proposed development shall not discharge onto the public highway or be connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority

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

8. 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 policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. No development shall commence until ground conditions on the development site have been proven (in accordance with the procedure outlined in BRE365) capable of supporting infiltration methods of drainage and that the groundwater level will not encroach within 1 metre of the underside of such infiltration drainage structures.

Reason: To ensure that drainage from the proposed development does not exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure with regard to flood risk, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

10. Prior to any works starting on the site, five vehicular footway crossings shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved details and shall be maintained as such thereafter.

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. HGV's used as part of the development shall be restricted to 09:30 am to 16:00pm weekdays, with no deliveries on weekends and Bank Holidays unless otherwise agreed in writing by the Local Planning authority.

Reason: In the interests of highway safety and free flow of traffic in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. 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 wiring 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.

13. Prior to the commencement of development, a report indicating a methodology for undertaking a conditions survey of Trem y Dyffryn and Dyffryn Road affected by the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The report should include: timescales for undertaking the survey and the method(s) of reporting the findings to the Local Planning Authority; comprehensive photographs; and potential compensation arrangements. The development shall not be brought into use until the final survey on completion of the development hereby approved and any compensation arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the extraordinary traffic us arising from the proposed development does not have an adverse impact on highway safety.

14. Prior to the commencement of development a detailed method statement, written by an appropriately qualified Ecologist, setting out how bats and other wildlife will be protected from harm during the construction works and provide details of mitigation measures to offset the impacts of the proposal on bats and other wildlife shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in

accordance with the approved details and shall be maintained as such thereafter.

Reason: In the interests of the biodiversity value of the site, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. Prior to the commencement of development a detailed habitat management plan for all areas of semi-natural woodland, retained woodland, trees and semi-natural features at the application site and land included within the blue line boundary shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be followed for the lifetime of the development. The plan must include timing and specifications for any thinning or other works to trees, removal of invasive non-native species and any proposed planting.

Reason: In the interests of the natural environment value of the site, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

16. Prior to the commencement of development a detailed external lighting plan, indicating the position and design of all new lights to be installed and their associated light spill shall be submitted to and approved in writing by the Local Planning Authority. No new or artificial lighting of the trees and woodland surrounding the site shall be installed as part of the development.

Reason: In the interests of the biodiversity value of the site, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

LOCAL GOVERNMENT ACT 1972

as amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

19 FEBRUARY 2015

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATION NO: 14/0628/13 –
OUTLINE PLANNING
PERMISSION FOR 5 NO.
DETACHED DWELLINGS WITH
OFF ROAD PARKING AND
ASSOCIATED WORKS.– LAND
ADJOINING NO. 15 (NORTH-
WEST) OF TREM Y DUFFRYN,
MOUNTAIN ASH.**

OFFICER TO CONTACT

**MRS H HINTON
(Tel. No. 01443 494889)**

See Relevant Application File