

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
19 NOVEMBER 2015**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

|   |                          |
|---|--------------------------|
|   | <b>Agenda Item No. 6</b> |
| <b>APPLICATION NO: 13/0633 – 7 NO.<br/>TWO BEDROOM SELF CONTAINED<br/>APARTMENTS TOGETHER WITH<br/>EXTERNAL WORKS FORMER<br/>POLICE STATION, BETWEEN 9 AND<br/>13 CARDIFF ROAD, TAFFS WELL,<br/>CARDIFF</b> |                          |

**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 5<sup>th</sup> December 2013 (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 secure:

1. A Transport Tariff contribution of £15,792 in accordance with the Supplementary Planning Guidance.
2. Provision of 1 affordable housing unit on the site made available for sale as Low Cost Home Ownership; and
3. That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement. (Minute 142 (2) refers).

As Members will be aware the Community Infrastructure Levy (CIL) was introduced by the Council on December 31<sup>st</sup> 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 application is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended. The application lies within Zone 3 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £85 / sqm for residential development (including extensions to dwellings over 100 sqm).

The CIL charge (including indexation) for this development is expected to be £40,879.67. In light of this charge it would now be inappropriate to pursue the previous Transport Tariff contribution requested.

Furthermore, following discussions with the Council's Housing Strategy Officer, it is requested that should the developer receive a property in part exchange for one of the approved dwellings, the part exchange property would be offered to the Authority to satisfy the requirements of the Section 106 affordable housing requirements instead of on-site provision. Should this situation arise, the Council would consider the suitability of the premises and if satisfactory, would advertise the property to potential purchasers on the Home Step Register in line with its standard practice and procedures. If no buyer can be found for the off-site property, the developer would be required to revert back to on-site provision.

As such, in light of the above, Members are requested to approve the application subject to Conditions and a Section 106 to secure:

1. Provision of 1 affordable housing unit to be made available for sale as Low Cost Home Ownership to be provided either off-site through the part exchange scheme or via on-site provision; and
2. That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement.

## APPENDIX A

**APPLICATION NO:** 13/0633/10 (MJ)  
**APPLICANT:** Construction Management Services Ltd  
**DEVELOPMENT:** 7 No. two bedroom self contained apartments together with external works.  
**LOCATION:** FORMER POLICE STATION BETWEEN 9 AND 13 CARDIFF ROAD, TAFFS WELL, CARDIFF, CF15 7RB  
**DATE REGISTERED:** 20/06/2013  
**ELECTORAL DIVISION:** Ffynon Taf

---

**RECOMMENDATION:** Approve

### REASONS:

The proposal is in keeping with policies SSA1, AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and National Policy in that it is acceptable in terms of scale, layout, design, its impact on the residential amenity of surrounding properties and highway safety.

---

### APPLICATION DETAILS

Full planning permission is sought for the erection of seven, two bedroom apartments on land that was formerly occupied by Taffs Well Police Station. The police station building was demolished a number of years ago and the site is covered in scrub and small trees.

The proposed building is irregular in shape and will be located towards the south western area of the site fronting Cardiff Road. The three storey aspect of the building will measure 17.2m in width by 9.2m in depth at a maximum height of 9.45m to the ridge. The building will have a central projection to accommodate the main pedestrian entrance to the building and the central stairway internally. The building will also have an underpass to access the parking area to the rear of the building. Five of the flats will be located in this part of the building.

A projection which is between 1 and 2 storeys will be on the rear of the building with a hipped roof design will accommodate 2 flats.

Access to the site would be via a new access from Cardiff Road. A total of 14 off-street car parking spaces and a turning area would be provided in the rear area of the site. There will also be 12 bicycle spaces and an enclosed bin store within the rear car park area.

### SITE APPRAISAL

3 0633 HH

The application site is approximately 0.093ha of land located on the south eastern side of Cardiff Road, Taffs Well. The site is flat and broadly rectangular in shape and measures 45m in depth by 20m in width across the frontage.

The site was formerly occupied by the local police station which has now been removed from the site. Vehicular access to the rear of the site exists via a made up lane from Anchor Street.

The site is located within a mixed use area where there are several commercial properties situated opposite the site and residential properties located to the north, east and south of the site. Number 9 Cardiff Road is a large residential property which has several windows along its elevation facing the application site.

## **PLANNING HISTORY**

Previous relevant planning applications that have been made on this site are as follows:

|         |  |                            |
|---------|--|----------------------------|
| 12/1259 | Erection of 14 two bedroom self contained apartments together with external works. | Withdrawn<br>20/02/13      |
| 02/1453 | Erection of 10 no flats together with external works                               | Refused<br>30/04/04        |
|         |  | Appeal:<br>DIS<br>06/10/04 |

## **PUBLICITY**

The application has been advertised by direct neighbour notification letters and site notices. One letter of support and six letters of objection in relation to the proposal have been received which are summarised as follows:

### Objections

1. There is no need or room for any more flats in Taffs Well as the proposed development will be a drain on local services such as schools, waste collection and drainage.
2. Existing infrastructure and the local community would be unable to support the scale of the development and would be under pressure as a result.
3. The scale of the development is too substantial and imposing in its context on a small site and it will look out of place.

4. The proposed development will have a detrimental impact on the privacy of neighbouring properties due to its scale and siting.
5. Cardiff Road is a busy main road and bus route and there is concern regarding the proposed access to the site from Cardiff Road and the impact it will have on vehicular and pedestrian safety.
6. Concerns are also raised regarding the loss of several on-street parking spaces to allow for access into the site.
7. The proposal would exacerbate parking problems in an already congested area for both residential properties and businesses.
8. The proposal represents overdevelopment of the site and the site was originally for a single family home and a small police station.
9. The proposed structure is inappropriate within the context of the site and is out of character with the area. The proposal does not bear a good relation to the existing development in the area.
10. The proposed development will have a detrimental effect on neighbouring properties due to the loss of privacy.
11. Concerns are raised regarding the nuisance, noise and disturbance that would be expected from this number of units with comings and goings and the impact this would have on the amenity of existing surrounding residential properties.
12. Concerns regarding the impact of light from the proposed development associated with this many residential units on the amenity of neighbouring properties.
13. The design of the building is intrusive and offensive in both scale and size.
14. Concerns regarding the impact of the proposed development on the existing drainage system.

#### Support

15. The proposal is a good use of a piece of derelict land however suggests that there should be parking restrictions outside the site as well as an undercover bike shed.

#### **CONSULTATION**

Transportation Section – no objections subject to conditions.

Public Health and Protection Section - no objections subject to conditions including hours of working during construction and site investigations being carried out.

Land Reclamation and Engineering Section – no objections subject to conditions.

Countryside, Landscape and Ecology – no objections. One record of bats has been found at a distance of 38m from the site following a SewBrec search. The department considers the site to be of any local wildlife significance and given that the building which previously occupied the site has been demolished, no bat survey is required in this case.

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

Housing Strategy – no objections subject to the provision of 1 unit of affordable housing via Low Cost Home Ownership.

## **POLICY CONTEXT**

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

### Rhondda Cynon Taf Local Development Plan

The application site is identified as within the residential settlement boundary of Taffs Well and is unallocated.

**Policy CS2** - sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services.

**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.

### 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 8 (Transport),  
Chapter 9 (Housing),

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;  
PPW Technical Advice Note 12: Design;  
PPW Technical Advice Note 15: Development and Flood Risk;  
PPW Technical Advice Note 18: Transport;  
PPW Technical Advice Note 22: Sustainable Buildings.

## **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.

### **Principle of the proposed development**

The site is unallocated and within the settlement boundary of Taffs Well where the principle of residential development is considered acceptable subject to certain criteria. The key considerations in this case are whether the proposed building will have an acceptable impact on the character and appearance of the surrounding area, the impact of the development on the residential amenities of neighbouring properties and the impact of the proposal on highway safety.

As detailed above, the scheme seeks to provide 7 flats, arranged over two and three floors. The building itself is located within settlement limits and within walking distance of the amenities of Taffs Well and in close proximity to transport links to Cardiff and the wider Rhondda Cynon Taf Borough. As a result of its location, the building will be within easy access of a variety of differing uses, and the area which immediately adjoins the site, is a mixture of commercial and residential properties.

### **Character and Appearance of the Area**

In terms of the effect of the proposal on the character and appearance of the area and objections raised, it is considered that the size of the plot is appropriate to accommodate a building of the scale proposed. It is acknowledged that the surrounding properties predominantly consist of two storey dwellings, however it is considered that the height of the three-storey building has been kept to a minimum and the building will not appear out of

place in the street scene. There are several other examples of three storey and larger scale buildings further along Cardiff Road and it is considered that the proposed development will add interest.

The proposed scheme is for a total of 7 two bedroom flats, arranged over three floors in a relatively simply designed building. The scheme takes account of the site's characteristics and context and as a result, it is considered that the layout is successful in creating a frontage along Cardiff Road and following the established building line. The materials proposed which include render and grey roof covering are also compatible with other development in the area and it is considered that the proposed development will have an acceptable impact within the street scene.

Although the density of the development proposed is higher than the surrounding area and objections have been raised regarding this issue, it is not considered that it would lead to a development which has a detrimental impact on the character of the area or the overdevelopment of the site. It is considered that the proposed design of the flats demonstrates that the development will not have a detrimental impact on the character or appearance of the street scene. The proposal is considered to be in keeping with policy AW5 of the Rhondda Cynon Taf Local Development Plan in this respect.

The proposal is therefore considered to be in keeping with the character and appearance of the surrounding area in accordance with the provisions of policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

### **Residential Amenity**

With regards to the impact on neighbouring residential amenity, concerns have been raised that include loss of privacy, light pollution, and noise and disturbance. The proposed building will be sited in a position to ensure that it will not have an overbearing impact on neighbouring residential properties.

The three storey aspect of the building will not extend beyond the main rear wall of 13 Cardiff Road which ensures that the impact on this property is kept to a minimum. Whilst the proposed development will have an impact on the garden area of number 9 Cardiff Road, it is considered, on balance that this impact will be acceptable. It is considered that the proposal is in keeping with the relevant policies of the Rhondda Cynon Taf Local Development Plan in this respect.

No habitable room windows are proposed in the south eastern elevation of the proposed building which ensures that there will be no overlooking to number 9 Cardiff Road which has several windows in the side elevation facing the site. Two bedroom windows are proposed in the side elevation facing number 13 Cardiff Road, however it is not considered that these will result in overlooking as they face the side elevation of the rear extension on the existing dwelling. Whilst the distance between the properties opposite the site on Cardiff Road will be less than 21m, it is considered that this is reflective of the existing

relationship between residential properties in the area further along Cardiff Road and it is considered acceptable in this case.

With regard to the construction phase of the development and any disturbance this may cause, the Public Health and Protection Section have recommended that construction work be carried out between certain hours only, which will minimise the effects on the amenity of neighbouring residential properties. The appropriate condition is attached below.

In terms of the potential effects of the demolition and construction works on dust and air pollution that could have an effect on neighbouring properties, this issue is dealt with under Public Health legislation. An advisory note regarding dust will be attached to any consent granted.

The proposal is therefore considered acceptable in terms of its impact on the amenities of neighbouring residential properties adjacent to the site. The proposal is therefore considered to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

### **Highway Safety**

With regard to the impact of the proposal on highways safety and objections raised relating to highway safety and parking matters, the Council's Transportation Section has raised no objections to the application subject to conditions.

The proposal site is located on the main road through the village of Taffs Well (Cardiff Road A4054) which is a bus route, and where there are good transport links with both bus and rail services in close proximity.

Cardiff Road has a carriageway width of 8.0m with parking restrictions opposite and adjacent to the proposed vehicular access. There are a number of businesses located within close proximity to the proposed development. There is a considerable demand for on-street car parking in and around the surrounding area which is a matter that has been raised by objectors.

The submitted layout plan, Drawing No. (--) 301, shows a new access to be created onto the A4054 Cardiff Road that is in the form of a junction with turning radii. This is located on a heavy pedestrian trafficked route and therefore it is suggested that a vehicular crossover is created instead that would be to the benefit of safe pedestrian movement and a condition is suggested accordingly.

The submitted layout plan shows 14 on-site parking spaces which is considered acceptable, particularly having regard to the fact that public transport (bus and rail) is within walking distance of the site together with local amenities and that 6 cycle spaces are to be provided as part of the overall scheme. Therefore, it is on this basis that the parking layout proposed is considered to be at an acceptable level.

In accordance with RCT's Supplementary Planning Guidance, the proposal would be subject to the application of transport tariff on the basis that 5 or more residential units are to be constructed where the developer would be required to make a financial contribution of £15,792.

Having regard to the above the proposal is considered to be acceptable in terms of the impact on highway safety and is in accordance with the requirements of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

### **Other Matters**

With reference to drainage issues raised by objectors, the Council's Land Reclamation and Engineering Section has been consulted and have raised no objections to the proposal subject to conditions requiring the submission and approval of full drainage details prior to the property becoming occupied. The relevant condition is recommended below and it is considered that the site can be developed without exacerbating any existing drainage issues.

### **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.

### **The Section 106 requirements in this case**

It is noted that through the course of the application, consultation with a number of statutory consultees has generated requests for the applicant to enter into a Section 106 agreement. It is suggested that the financial contributions requested would potentially enhance the quality of the

development and off-set any potential detrimental impact upon local facilities and the environment. The terms of the agreement and the commuted sums required are set out below.

1. Transport - a contribution of £15,792 as a Transport Tariff in accordance with the Supplementary Planning Guidance.
2. Provision of 1 affordable housing unit on the site made available for sale as Low Cost Home Ownership.
3. That the applicant undertakes to pay all reasonable costs associated with the preparation of the legal agreement.

It is considered that this requirement meets all of the aforementioned tests and is compliant with the relevant legislation. The applicant is yet to agree all contribution requests and it is requested that Members grant delegated powers to officers to discuss the requirements with the applicant in consultation with the Local Member should they resolve to approve the application.

### **Conclusion**

Taking all of the above considerations into account it is concluded that the proposed development amounts to an acceptable scheme which accords with relevant policies of the Rhondda Cynon Taf Local Development Plan. The application proposal is considered acceptable in terms of its compatibility with the character of the immediate area, its impact upon highway safety and its potential impact upon the privacy and amenity of neighbouring dwellings. Therefore, it is recommended that approval of full planning permission be granted subject to the conditions specified below.

### **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. Notwithstanding the submitted plans, development shall not begin until details providing for the creation of a vehicular crossover have been submitted to and approved in writing by the Local Planning Authority. The crossover shall be constructed in accordance with the approved details before the development is brought into use.

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

3. The parking and turning areas shall be constructed in permanent materials and retained for the purposes of parking and turning only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway and can enter and leave the site in forward gear at all times, in the interests of highway safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Surface water run-off from the proposed parking areas shall not discharge onto the public highway unless otherwise agreed in writing by the Local Planning Authority.

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

5. 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.

6. No lorries shall access or leave the site between the hours of 08:00am to 09:00am and 15:30pm to 16:30pm on weekdays.

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

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) 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 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. 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.

9. 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 any units within the approved building are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be in keeping with the surrounding area and to protect residential amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

10. Building operations shall not be commenced until samples of the external finishes proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

11. Construction works on the development shall not take place other than during the following times:
- i) Monday to Friday 0800 to 1800 hours;
  - ii) Saturday 0800 to 1300 hours;
  - iii) Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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 AW5 of the Rhondda Cynon Taf Local Development Plan.

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

13. Each dwelling 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.

14. Unless otherwise agreed in writing by the Local Planning Authority, construction of any dwelling 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.

15. Prior to the occupation of each individual dwelling 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.

16. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:

- A desk-top study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
- A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority.

- A written method statement for the remediation of contamination affecting the site.

Reason: In the interest of health and safety and environmental amenity and so as to accord with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

17. No dwelling, hereby permitted, shall not be occupied until the measures approved in the scheme (referred to in Condition 16) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

18. If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to the Local Planning Authority. The development shall not re-commence until the additional proposals have been agreed in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with policy AW10 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 NOVEMBER 2015**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**OFFICER TO CONTACT**

**APPLICATION NO: 13/0633 – 7 NO.  
TWO BEDROOM SELF  
CONTAINED APARTMENTS  
TOGETHER WITH EXTERNAL  
WORKS FORMER POLICE  
STATION, BETWEEN 9 AND 13  
CARDIFF ROAD, TAFFS WELL,  
CARDIFF**

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

See Relevant Application File