

## **PLANNING & DEVELOPMENT COMMITTEE**

**20 DECEMBER 2018**

### **REPORT OF THE SERVICE DIRECTOR, PLANNING**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 18/0923/13  
(GD)  
**APPLICANT:** A & J M Sheppard Ltd  
**DEVELOPMENT:** Residential development including landscaping, drainage, access improvements and other associated infrastructure.  
**LOCATION:** LAND OFF B4275, ABERAMAN, ABERDARE, CF44 6LJ  
**DATE REGISTERED:** 10/08/2018  
**ELECTORAL DIVISION:** Aberaman South

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**RECOMMENDATION:** Approve

#### **REASONS:**

The principle of the proposed development is considered acceptable and the proposed development offers to opportunity to bring forward under used land for housing widening the choice available to the public and helping to address the housing supply shortage in the County Borough.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

- The proposal is not covered by determination powers delegated to Service Director Planning;
- Three or more letters of objection have been received;

#### **APPLICATION DETAILS**

The application seeks outline planning permission with all matters reserved for the residential development of approximately 1,29 hectares of land in Aberaman.

In accordance with statutory requirements the applicants have provided the following maxima and minima with regard to the properties to be built –

type	depth	depth zone	Length facing highway	length facing highway zone	height	Height zone
2 bed house	8.3m	-/+20%	5.4m	-/+20%	7.5m	-/+20%
3 bed house	9.3m	-/+20%	5.4m	-/+20%	8m	-/+20%
4 bed house	8.5m	-/+20%	8.5m	-/+20%	7.5m	-/+20%
1 bed flats	8.5m	-/+20%	8.5m	-/+20%	7.5m	-/+20%

The illustrative layout which supports the current planning application utilizes the sites existing access at the northern end of the site with development being formed along it through a series of cul de sacs.

The application is accompanied by the following:

- Planning Design and Access Statement:
- Pre application Consultation Report
- Flood Consequences Assessment
- Scale parameters information
- Geo-environmental and geotechnical Assessment report
- Preliminary Ecological Appraisal
- Transport Statement
- Indicative layout plan

## **SITE APPRAISAL**

The application site comprises 1.29 hectares of relatively flat land which is lenticular in shape. A drainage channel runs along the western side of the site which is well wooded and provides the site with some ecological interest.

Access to the site is already present with a vehicular access already formed to the estate access road north of the site boundary. In turn the estate link road provides access to the cross valley link road which meets the B4275 and A4059.

The site sits between the recently built Davies Homes development, Farm Road and the industrial estate. The wider area is characterised by a mix of residential, industrial and recreational uses.

## **PLANNING HISTORY**

06/2448 Office industrial and warehouse building (use classes B1 & B8) of 500 sq. M. (gross ) floor space and associated parking Approved 10/01/07

## **PUBLICITY**

The application has been advertised by means of press notice, site notices and neighbour notification letters which has lead to the submission of four objections to the proposed development, the issues raised can be summarised as follows: –

- *Existing property will be overlooked and privacy lost.*
- *More houses will mean more traffic and more pollution and this will have knock on effects for existing residents and businesses.*
- *The site is not vacant as it has been used for the grazing of horses for over 30 years. Historically the site was used for the grazing of pit ponies and is part of the areas mining heritage.*
- *The field was once part of the grounds of Aberaman House.*
- *New houses will increase the risk of flooding to themselves and to others. The development behind Asda has increased flooding in the field to the north and residents fear a similar effect if this site is developed.*
- *Highway safety considerations need to be taken fully into account particularly with regard to Farm Road and in respect of the junction on the industrial estate that the development will use to access the cross valley link road.*
- *The prospect of up to 38 dwellings on this site represents a high-density of development and would be a blot on the landscape with greatly increase traffic movements and the associated pollution.*
- *The amount of car parking and servicing space to serve the development is questioned.*
- *Ecology – though the applicants acknowledge the loss of habitat the accompanying report fails to recognise that the site is the home to a den of foxes and that bats roost and hunt at the site. The fox population is in sharp decline and needs to be protected and bats would be discouraged from using the site due to light pollution.*
- *The site is semi rural and its development would change that to an urban form resulting in a loss of amenity.*
- *Established residents fear that the introduction of walk up flats in the area would lead to increased levels of crime in the immediate locality.*
- *Loss of property value.*
- *Loss of view.*

## **CONSULTATION**

Highways – have given full consideration to the transport statement submitted in support of the application and subject to conditions raise no objections to the proposed development.

Drainage – no objections subject to conditions.

Public Health & Protection – no objections subject to conditions.

Countryside – no Sewbrec records of protected species affecting the site. The supporting ecological assessment concludes that the field itself is of relatively low ecological value, whilst the bordering scrub and trees offers some potential for bat foraging and flight lines. As such it is essential that the bat mitigation measures are applied in the development of the site and any planning permission should be conditioned accordingly so as to avoid any negative impacts.

Education – given the small number of pupils that the development would generate there is capacity to accommodate them in the catchment schools. Consequently no objections are raised to the current proposals.

Streetcare – detail design will need to take account of the need for access for refuse disposal vehicles and appropriately located refuse collection points.

Housing Strategy – advise that affordable housing should be provided as per the requirements of planning policy NSA11 i.e. 10% of the dwellings should be affordable and involve an appropriate mix of low cost home ownership and social rented units reflecting the identified need of the locality defined by the Local Housing Market Assessment 2017-18.

Natural Resources Wales – advise that matters relating to planning policy in relation to flood risk and compliance therewith are a matter for the Local Planning Authority.

The information presented in the Flood Consequences Assessment (FCA) confirms the proposed development would be located on higher ground above the modelled 0.1% (1 in 1000 year) annual probability flood outlines of the River Aman. This will not result in any loss of floodplain and conveyance of floodwaters which may impact flooding elsewhere. No objections are raised to the proposed development from a flood risk perspective.

NRW also support the declared intention in the FCA that each dwelling will be set 600mm above existing ground levels.

The content of the geotechnical and geo-environmental reports are noted as are the proposals for the drainage of the site with no further advice offered other than for the

provision of guidance notes to be added to any future planning permission should the application prove successful.

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

Western Power Distribution – raise no objection and request that the applicant be made aware that they will need the permission of WPD should the development of the site require a service diversion or new connection.

Wales & West Utilities – raise no objections to the proposed development and advise with regard to the location of their apparatus in the vicinity of the application site and safe working practices to be adopted when working in proximity to it.

South Wales Fire & Rescue Service – raise no objections to the proposed development and advise that the developers should consider the need for adequate water supplies on the site for fire fighting purposes and that the site be designed to accommodate the needs of emergency fire fighting appliances.

Coal Authority – consider that the content of the geo-environmental and Geotechnical report (May 2018) is sufficient for the purposes of the planning system in demonstrating that in respect of coal mining legacy the application site is safe and stable for the purposes of development.

Police Authority – raise no objections to the proposal and encourage the application of secured by design standards at the design detail stage. They also comment that the illustrative layout whilst strong in some respects, if pursued, should reduce the number of pedestrian links to the B4275 to one rather than the three shown.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

**Policy CS1** – The policy emphasis is on building strong, sustainable communities in the northern strategy area.

**Policy AW1** – indicates the means by which housing land requirements will be met, including through the development of unallocated land located within settlement limits.

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

**Policy NSA10** – requires that residential development proposals in the northern strategy area should achieve a net density of 30 dwellings per hectare.

**Policy NSA11** – requires the provision of 10% affordable housing on sites of 10 units or more in the northern strategy area.

**Policy NSA12** – supports residential development within settlement boundaries where the

**Policy NSA26** – sets criteria for the consideration of development proposals within the Cynon Valley River Park.

### **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 (edition 10)**

The document aims to incorporate the objectives of the Well-being of Future generations Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Chapter 4 (moving within and between places, transport, living in a place, housing)

Chapter 6 (green infrastructure, landscape, biodiversity and ecological network, water and flood risk, air quality and soundscape, lighting)

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 11: Noise;

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 23: Economic Development  
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:**

The key issues in the determination of this planning application are the planning policy position in terms of the principle of the proposed development, Flooding and noise, The impact of the proposed development on the character and appearance of the area, impacts on residential amenity and privacy, and access and highway safety.

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

The current development plan is the Rhondda Cynon Taf Local Development Plan and the site is –

- Wholly within the settlement boundary,
- Wholly within the Cynon Valley River park; and,
- Not allocated for any particular purpose.

As such the current proposals are largely in accordance with the key local development plan policies outlined above, though greater consideration is required with regard to those policies that relate to flooding and the relationship with the adjacent industrial estate.

TAN15 and Local Development Plan policy AW2.5 both argue that highly vulnerable development should not be allowed within a C2 flood risk area. In that a substantial proportion of the site proposed for development lies within such an area the proposed development is clearly contrary to this requirement

The other area of potential conflict with planning policy is rooted in the location of the site itself lying close by the Aberaman Industrial Estate. Amongst other things Local Development Plan policies AW2 and AW5 aim to avoid conflict with surrounding land uses and require compatibility with other land uses in the area. In this instance the

principal concern would be in respect of the potential effect of noise on the occupiers of the proposed housing and its potential to create a statutory nuisance. The applicants have provided a noise assessment which demonstrates that current noise levels are such that they fall into noise category C as defined by TAN 11 Noise, and as such development should in such circumstances be resisted on policy grounds.

### **Flooding related issues**

Whilst Members will note the policy position on the flooding issue would fundamentally be one of objection because the site is in part on C2 floodplain, it should also be noted that the planning application is also supported by a Flood Consequences Assessment (FCA). The FCA has been subject to scrutiny by Natural Resources Wales (NRW) and they agree with its key findings that the site if developed would remain dry in the extreme 1 in 1000 year flood event and that it would have no effect on flood capacity elsewhere.

Whilst there is a policy objection on the basis that the site lies on C2 floodplain as defined by the Development Advice Maps, the analysis provided through the FCA illustrates that in reality the site would not flood in the extreme flood event scenario and this is a material consideration that weighs in favour of allowing the proposed development.

### **Noise related issues**

Members will note from the planning policy Section above that TAN 11 raises an objection to the proposed development on the basis of the noise exposure category (C) in which the site currently sits. However the application is supported by a noise assessment that recognises this fact and also seeks to address it by offering up noise attenuation measures that will reduce ambient noise within the homes and gardens of the proposed development that are acceptable both in terms of World Health Organization requirements and British Standards. As such if Members are of a mind to support this proposal appropriate conditions will be applied to ensure the required noise attenuation standards are met. The industrial use lies to the north of the site while there are also other residential units to the west of the site which share the same degree of proximity to the industrial uses, so in this sense the proposed use is compatible.

### **Impact on the character and appearance of the area**

The site itself is undeveloped grazing land with a strong wooded boundary on its western side adjacent to a drainage ditch and mature trees beyond its northern boundary, adjacent to the industrial estate road.

The wider area is characterised by mix of traditional and modern residential development to the west on Farm Road, with a low lying field immediately to the south and the Davies Homes redevelopment of Aberaman house beyond that. To the north lies the industrial estate and to the east the cross valley link road and then further industrial development.

Despite the claim by some objectors that the site is rural or semi rural in character in reality it is a small field in the midst of an otherwise developed area and needs to be considered as such in the determination of this planning application.

It is within the wider context that the site would be developed and it would clearly read as part of the wider urban mix that occupies the valley floor. As such the impact of the proposed development on the character and appearance of the area is considered to be neutral with the potential for some positive enhancement particularly along the western fringe of the site.

### **Impact on residential amenity and privacy**

Given that this is an outline planning application it is difficult to assess in detail what the full impact of the proposals on residential amenity and privacy will be. However, the illustrative layout submitted with the application is to some extent helpful in proving the capacity of the site and in demonstrating that the site could be developed in a manner where the impacts on amenity and privacy are acceptable, particularly as the site is well defined with strong natural boundaries which would result in the maintenance of good distances between existing and proposed development. Similarly the illustrative plan shows that the site could be developed in a way where the levels and distances between homes could demonstrate levels of amenity and privacy not dissimilar to those already established in the wider locality.

Some residents have expressed concern over the density of development proposed on the illustrative plan however this is consistent with policy requirements and in any event this along with other features would be by no means fixed by the grant of outline planning permission.

### **Access and highway safety**

Members will note that the application is supported with a Transport Statement and that it has been the subject of independent scrutiny by Highways Development Control who have considered the following issues –

- Access
- Visibility
- Internal layout (as shown on the illustrative layout)
- The existing Highway Surface Water Sewer and any necessary easements
- Parking access and circulation within the site
- Trip generation
- The requirements with regard to the Active Travel (Wales) Act 2013
- Public transport: and,
- Residential travel plan

In highway terms it is concluded that the proposal is acceptable in principle. Subject to the detailed design of all related highway works proving acceptable and being approved at the appropriate time, no objection is raised to the proposed development on highway grounds subject to conditions..

### **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.

In the matter of the impact of the proposed development on the ecology of the area Members will note that the site has been subject to a preliminary ecological assessment which supports the current application and that subject to appropriate bat mitigation the Council's ecologist has no objections to the proposals. The claim that there is a foxes den on the site has been taken up with the applicants and following further assessment it has been confirmed that there is not a den on site.

Some residents have expressed a concern that the presence of flats on site will lead to increased crime in the locality. Whilst the potential for development to increase crime or to accentuate the fear of crime are material planning considerations, in this instance no evidence has been offered to suggest that this would prove to be the case other than for unsubstantiated anecdotal references to other flatted developments in the area.

As Members will be aware the loss of a view and loss in property value are not material planning considerations.

Matters relating to the impact of the proposed development on the highways are fully addressed above. Some objectors have sought to tie the increase in traffic to increased pollution in the area but they offer no evidence in support of such a claim and Members will note that the Public Health & Protection Division have not raised objections to the proposals on this basis.

### **Community Infrastructure Levy (CIL) Liability**

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

As planning permission first permits development on the day of the final approval of the last of the reserved matters CIL is not payable at outline stage, but will be calculated for any reserved matters or full applications.

However, the application site lies within zone 1 of Rhondda Cynon Taf's residential charging zones, where a nil charge is applicable and therefore no CIL will be payable.

### **Section 106 Contributions / 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**

- The provision of 10% affordable housing as prescribed by the Housing Strategy team
- The agreement of an employment skill training plan for the development.

### **Conclusion**

There are two clear areas where there is potential conflict between planning policy requirements and the proposed development and that relates to the flooding issue and the situation with regard to the effect of ambient noise levels on the proposed development. Supporting information clearly illustrates that these are issues that can be overcome. The proposals are otherwise entirely compliant with planning policy requirements and on balance policy should support the planning application. As illustrated in the assessment above, the proposals are also acceptable in terms of all other material considerations in the determination of this planning application, and subject to conditions and the applicant being willing to enter into a section 106 agreement in the terms prescribed a positive recommendation is made.

### **RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:**

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 of the Town and Country Planning Act 1990.

2. The consent hereby granted relates to the following plan and documents list:-

- Site location plan Ref: GVA/SLP/002/

Reason: For the avoidance of doubt as to the approved plan.

3. Before the submission of the application for the approval of reserved matters, a detailed site investigations report shall be submitted to and approved in writing by the Local Planning Authority. The report should be sufficiently detailed to establish if any ground precautions are necessary in relation to the proposed development and the precautions that should be adopted in the design and construction of the proposed development in order to minimize any damage which might arise as a result of ground condition. The development, hereby permitted, shall be carried out in accordance with the approved site investigations report.

Reason: The site may be unstable and as such a stability report is required in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. The details of landscaping required to be submitted to and approved by the Local Planning Authority 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 and ecology in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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

6. Prior to their construction a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. 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.

7. Before any work is commenced on site, including site works of any description, each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence erected in a circle round each tree to coincide with the extremity of the canopy of the tree. Within the areas so fenced off the existing ground level shall be neither raised nor lowered, and no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced-off areas they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason: To protect the existing trees on the site during the course of building work in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
- b) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- c) A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- d) Persons responsible for:

- i) Compliance with legal consents relating to nature conservation;
- ii) Compliance with planning conditions relating to nature conservation;
- iii) Installation of physical protection measures during construction;
- iv) Implementation of sensitive working practices during construction;
- v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- vi) Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the Local Planning Authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

9. Notwithstanding the submitted details, prior to the commencement of the development, a Habitat Management Plan shall be submitted to and approved in writing by the Local planning Authority. The plan shall include:

- a) Purpose, aims and objectives of the scheme.
- b) A review of the site's ecological potential and constraints.
- c) Description of target habitat features to be restored.
- d) Selection of appropriate strategies for achieving habitat restoration.
- e) Selection of specific restoration techniques and practices for re-establishing vegetation.
- f) Sources of habitat material.
- g) Method statement for restoration of vegetation.
- h) Extent and location of proposed works.
- i) Aftercare and long-term management.
- j) Personnel responsible for works.
- k) Timing of works.
- l) Monitoring.
- m) Disposal of arisings.

All restoration works will be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority. Any amendments to the Habitat Management Plan required as ongoing monitoring shall be submitted to and approved in writing by the Local Planning Authority prior to their implementation.

Reason: To enhance and afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

10. Before any works start on site, existing and proposed levels (including relevant sections and finished floor levels of any dwelling) shall be submitted to and approved in writing by the Local Planning Authority. The

development shall be carried out in accordance with the approved details.

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

11. 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 Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

12. 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. Prior to commencement of the development, the developer shall provide a detailed construction specification, including noise mitigation properties or barriers so as to achieve noise levels in private external amenity areas in compliance with BS8233:2014 of 55db(A) T or below. The agreed details shall be implemented prior to the first occupation of any dwelling that it is intended to serve.

Reason: in the interests of residential amenity and to comply with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14. Prior to commencement of the development, the developer shall provide, detailed information that indicates the glazing and ventilation specifications offered as noise mitigation (both standard and enhanced) throughout the residential development, so as to achieve internal noise levels in compliance with BS8233:2014. The agreed details shall be implemented prior to the first occupation of any dwelling that it is intended to serve.

Reason: in the interests of residential amenity and to comply with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

15. Other than for works of site investigation, remediation or, site preparation works, no works whatsoever shall commence on site until full engineering design and details of the road layout, traffic calming, footpath links, street lighting, surface water drainage and highway structures, including longitudinal and cross sections, have been submitted to and approved in writing by the Local Planning Authority. The works shall be fully implemented in accordance with the approved details prior to the first occupation of any dwelling hereby approved.

Reason: To ensure the adequacy of the proposed development in the

interests of highway safety.

16. Other than for works of site investigation, remediation or, site preparation works no development shall commence on site until design and construction details of the proposed upgrade to existing bus stops located on the B4275, to include shelters, have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented prior to the first occupation of any dwelling hereby approved.

Reason: To promote sustainable modes of travel and to ensure the adequacy of the proposed development.

17. The developer shall provide the occupier of each dwelling with a travel plan/welcome pack which should contain the following-

- Details of bus/train service providers, their contact details , frequency of service, timetable, bus stops/train stations, current ticket costs and details of financial incentives to encourage use of public transport.
- Park and ride/park and share facilities and associated costs and restrictions on the use of such facilities.
- Pedestrian links to public transport services to local facilities, areas of employment, education and leisure.
- Local and national cycle routes; and,
- Any other measures that would encourage the use of sustainable modes of travel.

Reason: To ensure the reduction of road traffic and to promote sustainable modes of travel.

18. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for,-

- The means of access into the site for all construction traffic.
- The parking of vehicles of site operatives and visitors.
- The management of vehicular and pedestrian traffic.
- The loading and unloading of plant and materials.
- The storage of plant and materials used in constructing the development.
- Wheel cleansing facilities.
- The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local planning Authority.

Reason: In the interest of highway safety.

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