



PLANNING & DEVELOPMENT COMMITTEE

24 JANUARY 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/1030/10
(EL)

APPLICANT:

DEVELOPMENT: Re-profiling of 4.7 hectares of land to improve landscape and agricultural production, and provide ménage and amenity lake (Amended site location – red-line boundary plan received 06/11/18).

LOCATION: **FARMHOUSE, GARTH ISAF FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1SN**

DATE REGISTERED: 06/11/2018

ELECTORAL DIVISION: Llantwit Fardre

RECOMMENDATION

Approve subject to conditions.

REASONS:

The proposal is in keeping with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan and National Policy in that, the development is considered acceptable in terms of its impact upon the landscape character and appearance of the area, residential amenity, highway safety and ecology.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to Service Director Planning.

APPLICATION DETAILS

Full planning permission is sought for a series of land re-profiling works on land which forms part of Garth Isaf Farm, Efail Isaf. In summary, the proposed works involve the following:

- Re-profiling of 4.7 hectares of the site in staged completions for aesthetic and agricultural improvements of the area.
- Construction of a horse training manège
- Construction of an amenity lake
- Vertical re-alignment of a horse training gallop
- Repair and installation of land drainage on the site
- Soiling of surface areas to create pasture for agricultural improvement and planting areas for silage production.

The application site includes land which has previously been disturbed in connection with operations associated with the Ryan Jones Group business (which operates from the site). The application site also includes land (3 hectares) which already benefits from an extant permission for similar (albeit lesser) scheme of re-profiling works, to construct a manège, amenity lake and gallop. These earlier works were approved under application reference number 03/1595/10.

To complete the works a significant volume of material will be required. It is proposed that recovered waste materials will be used for fill and aggregate requirements.

Supporting information indicates that 133,500m³ of material will be required to complete the scheme; however, 53,000m³ already has planning permission under the existing consent (03/1595/10). As such, the net volume for consideration under this application is 80,500m³.

In terms of delivery, the applicant proposes that, if planning permission is approved, then the scheme would be completed over a seven – eight year period, delivering the development in stages.

Year/s Duration	Years Scheme Duration	
	7	8
m3 required	133,500	133,500
Tonnage per year intake	19,071	16,688
Tonnes per day, 187 day year	102	89
Average loads per day per 187 day year	8	7

The planning application is accompanied by the following information:

- Overview Document
- Pre-Application Consultation Report
- Specification for the Works
- Environmental Action Plan
- Ecology Report
- Site Searches
- A range of supporting drawings and cross-sections

It is noted that the works would require a waste recovery permit, however this is a separate process to the planning system, and is governed by Natural Resources Wales.

SITE APPRAISAL

The application site consists of a parcel of land within the holding of Garth Isaf Farm. The application site extends to 4.7 hectares and includes land which has previously been disturbed in connection with operations associated with the Ryan Jones Group business (which operates from the site). The application site also includes land (3 hectares) which already benefits from an extant permission for similar (albeit lesser) scheme of re-profiling works, to construct a manège, amenity lake and gallop. The application site consists of land located to the north and west of the main complex of buildings. As previously noted, this ground has been disturbed and parts of the site are currently used to stockpile materials (collected in connection with the Ryan Jones Group business – for use in connection with the extant permission). This area is largely level, forming a plateau, upon which the stockpiles sit. At the perimeter of the application site, the land falls to the south and west, dropping down the level of the adjacent gallop. The wider farm boundary, to the far south is defined by a band of mature trees that form a wooded area (in ownership of the neighbouring farm). These boundaries are unaffected by the proposals.

PLANNING HISTORY

18/1070	Garth Isaf Farm, Efail Isaf, Pontypridd	Reconstruction of house with new garage	Granted with conditions 01/11/18
18/0177	Garth Isaf Farm, Efail Isaf, Pontypridd	Connecting link for gallop	Granted 30/07/18
18/0178	Garth Isaf Farm, Efail Isaf, Pontypridd	Proposed works to maintain and improve access track into Garth Isaf Farm. Widening of verge to east of junction. Construction of retaining masonry wall. Installation of entrance gates.	Granted with conditions 30/07/18
03/1595	Garth Isaf Farm, Efail Isaf, Pontypridd	A manège for the training of race horses and an amenity lake.	Granted 09/01/04
01/2769		Removal or variation of condition 14 attached planning approval T/99/2169 – completion time of development.	Granted 1/02/02
00/2821		Proposed creation of equestrian exercise track	Granted 16/02/01

99/2169		Improvement of agricultural land.	Granted 11/06/99
99/2836		Improvement of agricultural land.	Granted 11/06/99
84/88	Garth Paddocks	Rebuilding to provide facilities for racehorse training staff.	Granted 04/06/84

PUBLICITY

The application was advertised by direct neighbour notification, site notice and press notice. 4 letters of representation have been received from 2 authors, these being a neighbouring land owner and their appointed surveyor. The letters outline an on-going land ownership dispute between the author and the applicant. The author of the letter owns a parcel of land located to the west of the access road that serves the site. They claim that when the road was widened (these works were approved retrospectively by application 18/0178/10) the applicant removed an original hedgerow and encroached upon land within their ownership. They claim that the former hedgerow defined the official boundary between their land and the access road and that they intend to have this re-instated. They comment that they are currently in the process of pursuing legal action on the matter.

CONSULTATION

Transportation Section – no objections raised, subject to conditions.

Public Health & Protection – no objections raised, informative notes recommended.

Land Reclamation and Drainage – no objections raised, subject to condition

Countryside, Landscape & Ecology – no objections raised, subject to conditions.

Natural Resources Wales – no objections raised.

The Coal Authority – no objections raised, informative note recommended.

Glamorgan Gwent Archaeological Trust – no objections raised.

National Grid – no objections raised.

Wales & West Utilities – assets may be located in the vicinity of the site, an informative note advising the applicant of this is recommended.

POLICY CONTEXT.

Rhondda Cynon Taf Local Development Plan

Indicates that the site is outside of the defined settlement limits, in a special landscape area and in a sandstone resources safeguarding area.

Policy AW2 promotes development in sustainable locations.

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

Policy AW6 sets out the criteria for new development in terms of design and place-making.

Policy AW8 sets out the criteria for the Protection and Enhancement of the Natural Environment

Policy AW10 sets out the criteria for Environmental Protection and Public Health

Policy AW14 seeks to safeguard sandstone resources from development.

Policy SSA 23 identifies and seeks to safeguard Special Landscape Areas SSA23.8 Efail Isaf, Garth and Nantgarw Western Slopes.

National Guidance

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and 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 generation's goals and is consistent with the relevant key principles and requirements for each of the Chapters those being:

Chapter 2 People and Places: Achieving Well-being Through Placemaking,

Chapter 3 Strategic and Spatial Choices (including good design)

Chapter 4 Active and Social Places (including Transport)

Chapter 5 Productive and Enterprising Places (including the economy, energy, minerals and use of material resources)

Chapter 6 Distinctive and Natural Places (including historic environment and landscapes)

REASON 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.

Main Issues

This application seeks full planning permission for a series of land re-profiling works on land which forms part of Garth Isaf Farm, Efail Isaf. In summary, the proposed works involve the re-profiling of 4.7 hectares of the site for aesthetic and agricultural improvements of the area, the construction of a horse training manège, amenity lake and other improvements.

As such, the key consideration in the determination of the application is the impact of the development on the character and appearance of the immediate area, and landscape setting of the site. The potential impacts upon ecology and highway safety are a further consideration, along with the potential impacts upon the amenity of the occupiers of nearby residential properties.

Planning History and Background

The application site comprises 4.7 hectares of land within the holding known as Garth Isaf Farm. At present very little of the holding is used for traditional farming purposes. The business known as Ryan Jones Group operates from the site (having traded since 1994) utilising the main yard area and adjacent land, which forms much of the current application site. Beyond this, areas of the site are used for equestrian activities, with the planning history revealing a range of uses and development related to the training and exercise of race horses on the site.

As set out in the planning history, permission was approved in 2003 for the construction of a manège for the training of race horses and an amenity lake at the site. To enable this development, significant re-profiling operations were approved as part of this scheme. This permission covers an area of land that extends to approximately 3 hectares and as work has commenced, this part of the site benefits from an extant planning permission.

The current application has been submitted as the applicant now proposes a series of changes to the scheme approved under the 2003 planning permission. Under the 2003 permission it was proposed that a plateau be created to accommodate the lake and manège, however following the approval of this permission, it came to light that the redline boundary of the application site did not correctly correspond with the proposed works layout. As such, parts of the re-profiling works at the perimeter of the site were not covered by the approved permission. Therefore, in order to implement this 2003 permission, the applicant would have had to develop significant retaining features which would have been both visually prominent and presented future maintenance and management issues. The current application seeks to address this matter by extending the application site and the area over which the re-profiling works are proposed. The applicants have engaged the services of civil engineers CD Gray and Associates Ltd. to assist in the preparation of the updated scheme of works for the site. Their summary of works describes the proposals as follows:

'The proposed finish will be of a meadow like appearance to include a shallow east to west sloping plateau like area for a small amenity lake and manège to be constructed, the raising of the (existing) gallop to the new profile and then sloping westwards to the site boundary. The re-profiling and facilities are intended to support the development of the equestrian business operated from the site and at the same time increase the potential silage production of the farm from 450 bales a season to 900 bales a season.'

The project also presents an opportunity to correct other matters relating to the depth and profile of the amenity lake which were identified following the re-surveying of the

site. It also seeks to incorporate improved land drainage features within the development.

Character and Appearance

The application site and wider holding lies within a Special Landscape Area (SLA), that being Efail Isaf, Garth and Nantgarw Western Slopes. As such, consideration must be given to the impacts of the development upon the setting of the SLA. In the case of this application, the development in question comprises a parcel of land that extends west of the main complex of farm buildings. The application site occupies an elevated position, on the hillside that rises to the Garth, as such; distant views of the site are available from a number of elevated vantage points in Llantwit Fardre and the surrounding area.

The application is accompanied by a range of supporting information, including existing and proposed site survey plans and a number of cross sections taken at intervals across the application site. These illustrate that the amount of fill across the development site would vary, in some areas significantly, to take account of the existing (un-natural, manmade) land profile, which has already been significantly altered. A cross section through the ménage illustrates that this is the area where the greatest adjustment in ground levels is proposed, with an increase in the region of 12.0 metres at one particular point. Whilst it is acknowledged that this increase represents a significant change to the existing site level, it must be noted that this degree of change is largely localised to this area. Cross sections through the wider site illustrate that moving away from this point and the manège, in a westerly direction, the level changes gradually reduce to a point where at the perimeter of the application site, the proposed development ties into and connects with the levels of the existing landform of adjacent fields.

It is accepted that the works proposed are significant, both in terms of the area that they cover and the volume of material that will be required to complete the project. Supporting information indicates that 133,500m³ of material will be required to complete the scheme; however it must be noted that 53,000m³ of this is already consented by the 2003 planning permission (03/1595/10). It is also acknowledged that the resulting landform would appear significantly different to the existing. However, it is important to recognise that the existing land form, within the application site boundary, is now largely man-made, this has resulted from the operation of the Ryan Jones Group business and from the partial implementation of the earlier 2003 permission. The result is that large volumes of imported material have already been imported and stockpiled on a manmade plateau that has been developed. As a consequence, the development site is currently visually distinct from the unaltered fields and landform that directly adjoin it. The site is also visually prominent from a number of distant vantage points, including the approach along the Church Village by-pass.

It is acknowledged that the proposed works do not seek to re-instate the original landform, which is understood has been incrementally altered over an extended number of years. However, the scheme does attempt to re-profile the land and re-connect it to the existing, adjacent natural landforms; whilst at the same time,

incorporating a manège, amenity lake and creating profiles that would allow for the improved production of silage.

Therefore, whilst the development would undoubtedly result in the formation of an altered land form, having regard to both the condition of the existing landform, which has already been significantly, adversely altered; along with the fact that the site benefits from an extant permission for a comparable scheme, albeit at a lesser scale, on balance, it is not considered that the development would result in an adverse impact upon the landscape setting of the site and wider SLA that would be so great as to warrant refusal of the scheme. As such, the development is considered compliant with the requirements of policies AW5, AW6 and SSA23 of the Local Development Plan.

Ecology

In order to assist in the assessment of the proposed works upon matters relating to ecology, the application is accompanied by an Ecological Report, undertaken by Be Ecological Ltd in May 2018.

In summary, the report concludes that overall, the site is of low-moderate ecological value. The habitats on the site are common and widespread with species typical and representative of the habitat. It is commented that due to the fact that the site has already been disturbed and filled, as a consequence where habitat has re-grown it is mostly young and scrub habitat. As such, the only protected species that need to be considered in the clearance of the site are reptiles and ground nesting birds.

The report concludes that a full reptile survey followed by trapping and translocation is not necessary in this case, providing the site is cleared in accordance with a method statement based on habitat manipulation and denial (thereby pushing animals into adjacent retained and unaffected habitats). An example of a method statement for dealing with reptiles accompanies the ecological report. It is noted that this method statement would also safeguard the presence of amphibians and the unlikely presence of great crested newt.

As it is likely that breeding birds may also utilise the site where habitat exists, it is recommended that clearance works in these areas should be undertaken outside of the breeding bird season (September- March) to avoid any detrimental impacts on this group.

Finally, it is recommended that the boundaries of the site should remain unlit on completion of the development to prevent any light spill onto trees that may support bat roosts.

Having assessed the above-mentioned report and recommendations, the Council's Ecologist has raised no objections to the application from an ecological perspective, subject to conditions securing the above mentioned mitigation. Having taken account of the above, it is not considered that the development would result in an adverse impact upon nature conservation or protected species at the site and therefore accords with the requirements of policy AW8 of the Local Development Plan.

Amenity

As set out above, although the site is located in a semi-rural location, the western extent of the holding lies close to the main settlement of Efail Isaf. As such, the closest residential dwellings are those on Waun Hir and Heol Ffrwd Philip. Whilst it is acknowledged that the development would result, in addition to the re-profiling works, in the formation of a manège and amenity lake, it is not considered that the introduction of these features would represent any significant intensification in activity in this area of the site. As noted above, areas of the wider site are already used for equestrian activities. Furthermore, once complete, the level of activity associated with the existing Ryan Jones Group business (plant hire etc.) would naturally decrease as they currently utilise the land where the proposed development would be situated. As such, it is not considered that the levels of privacy or amenity which these residents currently enjoy would be unduly compromised.

In terms of the construction of the manège and the re-profiling works themselves, it is inevitable that this would result in a number of traffic movements to and from the site as material is deposited. However, it is noted that a number of these traffic movements already occur, as vehicles associated with the Ryan Jones Group, travel to and from the site daily. The applicant has considered a range of time frames for the implementation of the project varying from 1 to 8 years, they have identified that their preference would be a 7 to 8 year completion for the project. This would ensure that daily traffic movements would be limited to 7 – 8 loads per day, thereby minimising potential disturbance to nearby residents in the village as far as possible.

Overall, it is considered that any impacts during the construction phase could be appropriately managed by the implementation of a timetable for completion of the works. Furthermore, once complete, it is not considered that the continued operation of equine activities from the site would adversely affect the amenities of residents living closest to the site. As such, it is considered that the proposals accord with the requirements of policy AW5 of the Local Development Plan.

Highway Safety

In order to aid in the assessment of the scheme upon highway safety, consultation has been undertaken with the Council's Transportation Section.

The site is accessed through the village of Efail Isaf and along a country lane. Their assessment identifies that the local highway network leading to the proposed development is sub-standard in terms of carriageway width, junction radii, vision splays and forward visibility. Concerns are also noted with regard to the drainage, structural integrity and absence of adequate footways on sections of the highway network serving the site. As such, some concern is expressed that any further intensification of vehicular movements, in particular Heavy Goods Vehicles, without some mitigation, would exacerbate the current situation to the detriment of safety of all highway users and free flow of traffic.

However, their observations acknowledge that the submission is accompanied by a range of supporting information, including an 'over view document' (Ref. "GIF 2018–

01 – Overview Document”) which confirms that some 133,500m³ of imported fill material would be required to complete the works. Planning permission ref. 03/1595/10 was granted for the import of 53,000m³ of fill. As such, in effect, this application proposes an additional 80,500m³ of imported fill.

A table entitled Fig. 1 that accompanies the application indicates various durations for the works. To complete work with 1 year would require an average of 59 loads per day. As noted in the preceding section of the report, the applicants preferred option would be to complete the works over a duration of 7 – 8 years, which would result in an average of 7 – 8 loads per day. Fig 1 also states that a duration of 7-8 years aligns with an existing Natural Resources Wales permit regarding a waste recovery operation that currently operates at the site. As the numbers included in Fig 1 are average, a condition is suggested which would limit the number of Heavy Goods Vehicle loads per day to 10 (or 20 2-way trips). A condition is also suggested to ensure that the development is completed within 8 years (in line with the applicant’s preferred duration) of the commencement of development to ensure that the required importing of fill material does not continue indefinitely.

With respect to the works themselves, the actual development is positioned within the farm holding, and is located well away from the public highway. As such, once complete, the proposals would have no adverse impact on highway safety or the free flow of traffic on the public highway.

Therefore, the observations of the Council’s Transportation Section conclude by raising no objections to the planning application. As such, in light of the above, it is not considered that the development would result in an adverse impact upon highway safety in the vicinity of the site. Therefore the scheme is considered to be accordance with the requirements of policy AW5 of the Local Development Plan.

Other Matters

It is noted that following the publicity of the application 4 letters of representation have been received from two authors, these being a neighbouring land owner and their appointed surveyor. The letters outline an on-going land ownership dispute between the author and the applicant. The author of the letter owns a parcel of land located to the west of the access road that serves the site. They claim that when the road was widened (these works were approved retrospectively by application 18/0178/10) the applicant removed an original hedgerow and encroached upon land within their ownership. They claim that the former hedgerow defined the official boundary between their land and the access road and that they intend to have this re-instated. They comment that they are currently in the process of pursuing legal action on the matter.

In cases where applications are made on land outside of the applicant’s control, they are required to complete the corresponding certifications as part of the planning application and serve notice on the owners of the land in question. The points raised by the adjoining land owners were brought to the attention of the applicant; they confirmed that they were aware of the land owners claims but confirmed that they dispute the claim. However, in order to address the matter the applicant has provided an updated site location plan, which illustrates minor adjustments to the

redline boundary along the site access road (the area in dispute) so as the red line corresponds directly with that on Land Registry records. In addition to this, with a view to obtaining some further clarification on the matter the Council has obtained a Land Registry Ordnance Survey Plan which identifies all of the registered parcels of land along with their title numbers. A copy of this plan was provided to the applicant who has subsequently confirmed that the data included in the Land Registry plan was extracted to produce the redline boundary plan that accompanies the application and that all development is contained within this redline.

Whilst the adjacent landowner continues to dispute ownership of the boundary in question, having taken advice from the Council's Legal Section, they are satisfied that the applicant has provided sufficient information to enable the application to be progressed. Beyond this, any ongoing disputes relating the ownership and position of the site boundary remain private civil matters to be resolved outside of the planning system.

Community Infrastructure Levy (CIL) Liability

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

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

CONCLUSION.

Having taken account of all of the issues outlined above, it is clear that the application proposes significant re-profiling works, along with the formation of a manège and amenity lake. The works in question would undoubtedly result in the formation of an altered land form, however having regard to both the condition of the existing landform which has already been significantly, adversely altered; along with the fact that the site benefits from an extant permission for a comparable scheme, albeit at a lesser scale, on balance, it is not considered that the development would result in an adverse impact upon the landscape setting of the site and wider SLA that would be so great as to warrant refusal of the scheme.

Furthermore, it is considered that the works could be delivered without resulting in harm to the amenity of the nearby residents or adverse impacts upon highway safety in the vicinity of the site. It is also considered that with if appropriately managed; the development would not present any risks to protected species. Therefore the proposal is recommended for approval, subject to the conditions specified below.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

- Project no. 9439 drawing no. SK10 rev P3 Phase 2 - New Application Site Boundaries
- Project no 6940 drawing no. 01 rev. B Existing Site Layout
- Project no 6940 drawing no. 02 rev. G Proposed Site Layout
- Project no 6940 drawing no. 03 rev. C Sections
- 18/1030/10 FRTM 01 Rev 0: Existing Site Drainage Plan
- 18/1030/10 FRTM 02 Rev 0: Proposed Site Drainage Plan
- Project no. 9439 drawing no. 06-B rev P3 2003 TO 2018 Sections Comparison Exercise
- Project no. 9165 drawing no. 07-A rev P1 2003 TO 2018 Chainage Cross Sections
- Project no. 9165 drawing no. 07-B rev P1 2003 TO 2018 Chainage Cross Sections
- Project no. 9439 drawing no. SK11 rev P1 Existing Pylons distance above ground
- Drawing no. GIF – Traffic Plan 01 Rev 2 LGV Preferred Access Route
- Drawing no. GIF – AGCL-Proposed 01 Rev 0 Field Management Proposed Improvements

and documents received by the Local Planning Authority on 10/09/18, 12/09/18, 17/09/18, 25/09/18, 06/11/18 & 14/11/18 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Heavy Goods Vehicle (HGV) movements to and from the site in connection with the proposed development shall limited to 10 no. loads (20 no. 2-way trips) per day and shall at all times utilise the route identified on submitted drawing no “GIF – Traffic Plan 01 Rev 2”

Reason: To protect the structural integrity of the public highway network, in the interests of highway safety and the free flow of traffic.

4. The proposed importing of fill material shall be completed within 8 years of the date of this permission, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To ensure the importing of fill material does not continue indefinitely, in the interests of highway safety.

5. The development shall be completed in accordance with the recommendations set out in Ecological Appraisal dated May 2018 undertaken by Be Ecological Ltd., in particular Section 5:

Recommendations.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) upon completion of the development, no external lighting equipment shall be erected or installed at the site boundaries, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To prevent light spill onto trees that may support bat roosts, in the interest of ecology in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

7. No further site clearance works, involving removal of habitat, shall be undertaken during nesting bird season, unless agreed otherwise 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.

8. No further development shall take place until a method statement in respect of the protection of reptiles on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include, but not be limited to:

- (i) Details of the timing of the works
- (ii) Measures to define the construction area (including the location of fencing to define the development area)

The development shall be carried out in accordance with the approved details, unless agreed otherwise 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. No further development shall take place until details of drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, prior to the development being brought into beneficial use.

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