



## **PLANNING & DEVELOPMENT COMMITTEE**

**5 DECEMBER 2019**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 19/0623/08 (KL)  
**APPLICANT:** Mr S Breakspear  
**DEVELOPMENT:** Single storey demountable building to be used as a Flying Start Nursery with Evening Club for children. (Amended Red Line Boundary rec. 03/09/18) (Amended Plans rec. 03/09/19). (Amended Block/Site Layout Plan rec. 14/11/19)  
**LOCATION:** GWAUNCELYN INFANTS SCHOOL, HEOL DEG, TONTEG, PONTYPRIDD, CF38 1ET  
**DATE REGISTERED:** 03/09/2019  
**ELECTORAL DIVISION:** Tonteg

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**RECOMMENDATION:** Approve

#### **REASONS:**

The proposed demountable building would facilitate a much-needed purpose-built unit for a Flying Start nursery and after school club that already operate within the school. The proposal would be consistent and compatible with the existing educational use of the site whilst the building itself is considered to be acceptable in terms of its siting, scale and design. The proposal would also provide additional car parking spaces within the site.

Whilst a number of objections have been received in relation to the proposal, it is not considered that the building would have an adverse impact upon the character and appearance of the surrounding area, the amenity and privacy of surrounding residential properties or upon highway safety in the vicinity of the site. The application would therefore comply with relevant policies of Rhondda Cynon Taf Local Development Plan.

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

- Three or more letters of objection have been received;

- The application has been submitted by, or on behalf of the Council or involving land owned by the Council, where the Council's interest is of more than a minor nature.
- A request has been received from Cllr. Lewis Hooper for the matter to come to Committee in order for Members to consider the impact of the proposal on the amenity of surrounding residential properties, ecology, drainage and the existing trees adjacent to the site.

## **APPLICATION DETAILS**

Full planning permission is sought for the erection of a single storey demountable building within the grounds of Gwauncelyn Infants School, Tonteg. The building would facilitate a Flying Start nursery and after-school club that already operate within the main school building. The nursery facility has been running since nursery children became part-time (approximately 4 years) and the hours of operation proposed are typically the same as the school day which, along with the after-school club, runs until around 5.30pm. The applicant states that this may be extended to 6pm, if there is need by the users of the facility.

The proposed building would be sited approximately 43 metres to the north-east of the existing school building, within an area that is currently used as a grassed play area. It would measure 17.7 metres in width by 12.2 metres in depth with a shallow pitched roof that would measure a maximum of 4 metres in height to the ridge and 3.8 metres to the eaves. The building would take the form of a demountable building, although the overall finish/colour has not yet been fully confirmed. Internally, the building would include an entrance lobby, a large indoor play area, a meeting room, an office, a staff kitchen, a nursery kitchen, nursery WCs and staff WCs on one level. The indoor play area would have direct access to tarmac and natural grassed outdoor play areas to the front and rear of the building respectively. The building and associated play areas would be enclosed by a new 1.8 metre anti-trap bow top fence.

A total of 8 additional car parking bays and 2 disabled car parking bays would be provided to the south of the proposed building and would effectively form an extension to the existing car parking area for the school. The existing vehicular access at the eastern boundary (off Heol Deg) would be retained. The plans indicate that a new 1.8 metre high close boarded fence would be erected at the rear boundaries of no. 10 & 12 Heol Deg to limit headlight intrusion from vehicles utilising the spaces adjacent to these boundaries.

As mentioned above, the nursery/after school club are existing facilities within the school and no additional staff would be employed at the site. Currently, the nursery employs a total of 8 members of staff but not all are present at the site at the same time (largely depending on the number of children attending at any one time).

The application is accompanied by the following:

- Arboricultural Survey Report (Rec. 22/10/19).

It should be noted that the scheme has been amended twice since its original submission. The original scheme submitted indicated that the building would be located to the south of the existing access however, following consultation with Welsh Water it was identified that a public combined sewer runs through this section of the site which would prevent any building works taking place in this location. The building was then relocated to the north of the access however, this was subsequently moved 2 metres further away from the south-eastern boundary following the results of the submitted Arboricultural Survey Report and consultation with the Council's TPO Officer.

## **SITE APPRAISAL**

The application site relates to a large, irregular shaped parcel of land which is located within the grounds of Gwauncelyn Infants School, in the village of Tonteg. The main school buildings are located fairly centrally within the site with a car park area being located to the east and tarmac and grassed play areas to the north and south. Vehicular access is via Heol Deg to the eastern boundary with a separate pedestrian access being located to the northern boundary, off Radnor Drive.

The site is relatively flat in profile and is bound by the rear boundaries of residential properties in Heol Deg and Ffordd Gerdinan to the east and an estate road serving numerous residential streets to the north. The site is enclosed by a chain link fence and trees to the eastern and northern boundaries. The trees at the boundary with no's. 25, 27, 29, 31, 33 & 35 Ffordd Gerdinan are subject to a Tree Preservation Order (ref. TPO 050-2001: 4 Oaks, 1 Alder).

## **PLANNING HISTORY**

|         |   |  |                 |
|---------|---|--|-----------------|
| 03/0664 | Gwauncelyn<br>Infants School,<br>Heol Deg, Tonteg | Proposed front<br>extension, link<br>corridor and<br>internal<br>refurbishment | GTD<br>05/06/03 |
|---------|---|--|-----------------|

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and through the erection of site notices in the vicinity of the site on 10<sup>th</sup> July 2019, and again on 25<sup>th</sup> September 2019 (as a result of the amendments to the proposal. Further consultation was undertaken on 14<sup>th</sup> November 2019 through direct neighbour notification.

A total of 7 letters of objection have been received from local residents in relation to the scheme and are summarised as follows:

### *Location of Proposal*

- The school has extensive grounds, yet the building would directly overlook and affect people's properties;
- The location of the building will affect our peace and quiet and quality of life;
- The location of the building will have a negative impact on our property, privacy and wellbeing;
- The extension to the carpark will be right next to the back wall of our garden and will mean that our garden will be overlooked and light potentially blocked by taller vehicles and people;
- Loss of privacy will be significant – people are already able to look straight into our kitchen;
- Safety issue with regard to cars parking right up to the wall where we sit and eat in the summer and where our daughter plays too;
- There are other areas additional parking could be housed;
- Play areas to front and back of the building mean that we are now highly likely to be disturbed by break times throughout the day;
- The original proposal was more acceptable;
- The building is too close to existing properties in Ffordd Gerdinan and Heol Deg;
- There is no reason why the building could not be sited at a different location on the school site;

#### *Highways and Parking*

- There is a major issue with traffic and parking linked with the school and nothing is being done to remedy the issue;
- Parents park across and even on our driveways if they think we are not at home;
- People park on pavements and at the junction, on a dipped curb and sometimes even the whole vehicle is on the pavement;
- A child will be killed or hurt and nothing will be done until that happens;
- Concern over the impact more cars around the school will have in terms of additional pick up and drop offs and additional pollutants;
- It is requested that a Traffic Impact Survey be supplied;

#### *Trees*

- Council owned trees occupy the site where the building would be located;
- The trees have not been maintained by the Council and damage has occurred to the rear of adjacent residential properties;
- There is a risk to children playing in this area due to falling branches;
- There is a preservation order on the trees and, due to a dispute over ownership and responsibility, they are extensively overgrown and thus the safety of the trees is in question;
- The trees are subject to investigation by the Council's Tree Officer;

- No building should be located in this area whilst there is a great deal of concern over the safety of the trees, which puts the safety of children and staff at risk;

#### *Wildlife*

- There is wildlife in the vicinity of the trees, including hedgehogs, snowy owls, foxes, dormice, bats, squirrels, robins; collared doves, great tits, wood pigeons and frogs;
- Concern that the wildlife will not be protected;
- Copies of a bat survey and amphibious creature surveys should be provided;

#### *Drainage*

- Properties suffer from poor surface water drainage from the school;
- Earth has been backed up against the back wall of properties to assist with poor drainage however, I spend winters manually pushing water into drains to avoid water damage;
- Surface water drainage will increase;
- Drainage issues are exacerbated as many properties in Heol Deg are at a lower ground level than the school site;
- It is requested that full drainage details be supplied for consideration by residents;

#### *Other:*

- The word 'demountable' suggests that the buildings are not permanent and so a timescale will need to be specified for the length of time it is to be there;
- This point is important should residents decide to sell/rent out their homes as we would have a responsibility to share this information with estate agents and/or prospective tenant;
- This could have a knock on effect to house prices and rent values;
- Extended opening hours mean that we would get little rest bite with noise well into the evening;
- A noise impact assessment should be submitted with the application.

Two letters were received in relation to the scheme originally proposed and are summarised below for information:

- Construction will inevitably cause a lot of noise, dust and disruption to traffic;
- Existing parking seems to be over stretched with cars parking in spaces marked to be kept clear;
- Problem with large tree to side of site – substantial area of dead wood in the centre of the tree which would be a risk to life if it fell. This needs to be looked at;

- Current road infrastructure does not accommodate the existing school and numerous incidents occur on Heol Deg and Radnor Drive;
- Noise pollution will be increased;
- What compensation is proposed for this continual disruption;
- The building would block out evening sunlight to gardens;
- No consideration has been given to local residents and the building colour and style will be a huge eyesore;
- A traffic management assessment should be undertaken so the implications can be fully understood.

No further comments had been received as a result of the consultation exercise undertaken on 14<sup>th</sup> November at the time of writing this report. Any further correspondence received will be presented orally at the meeting.

## **CONSULTATION**

Countryside, Ecology and Landscape – No objection, subject to conditions

Flood Risk Management – No objection, subject to conditions

Highways and Transportation – No objection, subject to conditions

Llantwit Fardre Community Council – No comments received

Public Health and Protection – No objection, subject to conditions

TPO Officer – No objection, subject to conditions

Welsh Water – No objection, subject to conditions and advisory notes

## **POLICY CONTEXT**

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

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

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

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

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

**Policy AW8** - seeks to preserve and enhance the natural environment by protecting it from inappropriate development.

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

### **Supplementary Planning Guidance**

Design and Placemaking

Nature Conservation  
Planning Obligations  
Access Circulation and Parking

### **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 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being 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 defined by chapter 2 people and places: Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 2 achieving wellbeing through placemaking  
Chapter 3 strategic and spatial choices.  
Chapter 4 active and social places  
Chapter 6 distinctive and natural places.

Other relevant policy guidance consulted:

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 18: Transport;  
Manual for Streets

### **REASONS FOR REACHING THE RECOMMENDATION**

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

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

## **Main Issues:**

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

The proposal relates to the siting of a demountable building within the grounds of an existing school that is located within the defined settlement boundary of Tonteg. The building would facilitate a purpose-built unit for a nursery and after-school facility that currently operate from within the school. It is therefore considered that the proposal would make a productive use of the site that is consistent and compatible with the surrounding educational and residential land uses.

As such, the proposal would comply with the objectives of Policy AW2 of the Rhondda Cynon Taf Local Development Plan and is therefore considered to be acceptable in principle, subject to an assessment of the criteria set out below.

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

The proposal has been the subject of a number of objections from local residents who primarily raise concern with regard to the location of the proposed demountable building and the impact this would have on their privacy and quality of life. It is also stated that the original location proposed was more acceptable and that there are other areas within the school grounds that the building could be located.

The building would be sited towards the most north-eastern corner of the wider school site and it is acknowledged that this would bring it closer to the rear boundaries of properties in Heol Deg and Ffordd Gerdinan than the original location proposed. Whilst it is accepted that this would inevitably have a greater impact on residents in comparison to the location originally proposed, the building would be of a limited scale (maximum height of 4 metres) and set in sufficiently from the boundary to maintain a separation distance of approximately 12 metres between the side elevation of the building and the rear boundaries of the nearest properties. This would be increased to approximately 32 metres to their rear elevations and would therefore not result in any undue overbearing impact. Furthermore, the building would be sited to the north, north-west and west of these properties and it is not considered that the building would give rise to any undue overshadowing impact that would be detrimental to the amenity of those properties. The existing trees at the boundary with these properties (the majority of which are protected by a Tree Preservation Order), also provide a screen which would significantly limit any potential overlooking/privacy issues.

In terms of the comments received in relation to increased noise and disturbance, the building would be located on a grassed area that is currently used as a play area by children attending the main school. It is therefore not considered that the siting of the nursery facility in this location would give rise to significantly greater levels of noise and disturbance than that which already



occurs. Whilst it is noted that there is potential for some increased noise after the normal school day, the applicant has confirmed that the play area is already utilised by the after school club and, as such, it is not considered that the proposal would result in a significantly increased level of noise and disturbance that would be detrimental to the amenity of surrounding residents. Furthermore, no objection has been received from the Council's Public Health and Protection Department in this respect, nor has a noise impact assessment been requested. The proposal is therefore considered to be acceptable in this regard.

Whilst it is noted that the school sits within large grounds and that there is potential for the building to be located elsewhere, a consultation response from Dwr Cymru Welsh Water identified that the site is crossed by public sewers, which would impact on where development could reasonably take place. Following this response, a survey of the site was undertaken to determine the exact location of the public sewer(s) which resulted in the original location being discounted and amended plans being submitted to site the building in the location currently proposed. Whilst alternative locations have been considered, the current location is easily accessible by both the existing vehicular and pedestrian accesses to the east and north respectively and provides an opportunity to increase parking provision within the site.

Whilst it is noted that one objector raises concern with regard to the proposed extension to the car park being located immediately adjacent to the rear boundary of no. 12 Heol Deg, which would result in overlooking, overshadowing and safety issues, the plans indicate that a new 1.8 close boarded fence would be erected at this boundary which would adequately limit any potential for overlooking to occur. Furthermore, the fence would be of a reasonable height so as not to have a detrimental overbearing impact.

Taking the above into consideration, the proposal would not have such a significant impact on the amenity and privacy of surrounding neighbouring properties that it would warrant the refusal of the application. It is therefore considered to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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

The proposed building is of a modest scale that would be suitable and acceptable within the context of the wider school site. It would be sited towards the most north-eastern corner of the site and would utilise the existing vehicular and pedestrian accesses at the eastern and northern boundaries. Whilst no details have been submitted with regards to the overall finish of the building, this can be controlled by condition to ensure that it does not adversely affect the visual amenity of the area (condition 3 refers).

As such, the proposal is considered to be acceptable in terms of the impact it would have on the character and appearance of the site and surrounding area and it would therefore comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

## **Access and highway safety**

It is noted that a number of objections have been received from a number of local residents that raise concern with regard to parking and access issues surrounding the site and whilst these concerns are acknowledged the Council's Highways and Transportation Section have not raised any objection to the proposal. The consultation response received indicates that the proposal would increase the level of parking available within the site which is acceptable and that the proposed access and circulation would enable vehicles to enter and leave the site in a forward gear.

Whilst there is some concern that the proposal would increase vehicular movements and short-term on-street parking during drop-off and pick-up times along the residential streets in the vicinity of the site, taking into account that the proposal is for an additional classroom (which would be utilised by an existing nursery facility run from within the school), with the majority of pupils being from within the vicinity, the proposal is considered to be acceptable in terms of the impact it would have on highway safety in the vicinity of the site. However, this is subject to a number of conditions being attached to any grant of planning consent (conditions 4, 5 & 6 refer).

A number of objectors also consider that the application should be accompanied by a traffic management assessment however, the proposed building is of a limited scale and would be utilised by an existing facility that is operated from within the main school buildings. It is therefore not considered that the number of vehicles accessing the site would be significantly increased over the current situation and the proposal would therefore not warrant the submission of a traffic management assessment. Furthermore, the Council's Highways and Transportation Section have not requested that a traffic management assessment be carried out for this proposal.

## **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.

### **Drainage**

A number of objectors raise concern with regard to existing drainage issues at the site and the potential for surface water drainage to be increased by the proposal. It is also indicated that properties in Heol Deg are at a lower ground level which will exacerbate the issue. Whilst no details have been submitted with the application in this respect, the Council's Flood Risk Management team raise no objection to the proposal, subject to a condition being attached to any grant of planning consent to secure the submission of full drainage details prior to the commencement of development (condition 7 refers).

### **Impact on Trees**

As mentioned previously, the eastern boundary of the site is defined by a number of trees, many of which are protected by a Tree Preservation Order (TPO50 – 2001). The proposal does not include any works to these trees however, four unprotected trees between the existing car park and the grassed play area (i.e. the area on which the proposed building would be erected) would need to be removed. An Arboricultural Survey Report has been submitted to support the application which supports the removal of the 4 trees however, it recommends that replacement trees are planted at the northern boundary to compensate for the loss (condition 8 refers).

The Arboricultural Survey Report has been assessed by the Council's TPO Officer who raises no objection to the removal of the trees however, some concern was initially raised with regard to the relationship between the proposed building and the protected trees to be retained. Following discussions with the TPO Officer, an amended plan was subsequently submitted to move the building a further 2 metres from the boundary, which is considered to be acceptable. Notwithstanding this, it is recommended that a condition requiring protective fencing to be erected in front of the trees prior to and during the construction phase be added to any grant of planning consent (condition 9 refers).

It is noted that a number of objectors raise concern that the trees along the boundary have not been maintained by the Council and that falling branches have previously caused damage to the rear of adjacent properties. The Council's Corporate Estates Department have confirmed that the trees along the boundary are within the private gardens of residential properties adjacent to the site and therefore on private land. As such, the maintenance of the trees and any damage caused by the trees are the responsibility of the residents and not the Council.

Further concern has also been raised with regard to the safety of children playing in this area due to the potential for falling trees. The Council's TPO Officer identifies an area of overgrowth and an outgrown hedge that prevents any real regular use of the ground underneath the trees and therefore reduces risk to users. Furthermore, the plans indicate that a 1.8 metre high fence would be erected to prevent children from going in amongst the trees and bushes and this would effectively be an improvement to the current situation in which there are no restrictions.

One objector also raises concern with regard to the health of the cherry tree located near to the entrance of the site. The Arboricultural Survey confirms that the tree is in poor health and recommends its removal. The applicant acknowledges that the tree needs to be removed however, its removal is outside the remit of this application. It has been confirmed that the issue will be considered and addressed separately.

## **Ecology**

A number of concerns have been raised with regard to the impact the proposal would have on wildlife in the vicinity of the site with one objector stating that ecological survey work should be undertaken before the application is determined. The application has been assessed by the Council's Ecologist who has noted that the site on which the building would be erected forms a grassed area that is currently used as a school playground that is regularly mowed. As such, the area of grass is considered to have very limited ecological value as foraging habitat and no breeding or hibernating habitat value. It is therefore not deemed necessary for the application to be accompanied by an ecological survey in this respect.

The Council's Ecologist has also inspected the 4 trees to be removed and considers them to be too small/immature to have the type of crevices and holes that would support roosting bats. Nesting bird potential was also considered to be low. As such, no bat or nesting bird survey is considered necessary and, given that the majority of trees would be retained and that a number of replacement trees would be planted to compensate for the loss of the 4 to be removed, no ecological objection has been raised. However, as above, it is recommended the mitigation measures identified in the Arboricultural Survey Report for replacement trees should be appended as a condition of any grant of planning permission (condition 8 refers).

### **Public Health**

The Council's Public Health & Protection Section have raised no objections to the proposal, however, a number of conditions have been suggested in relation to hours of operation, noise, waste and dust. Whilst these comments are appreciated, it is considered that issues relating to hours of operation, noise, dust and waste can be more efficiently controlled by other legislation and the suggested conditions are not considered necessary. An appropriate informative note is considered to be sufficient in this instance.

The Council's Public Health and Protection Division have also identified that the site is located within 250m of a landfill site and there is potential for contamination to exist on site. Standard contaminated land conditions have therefore been recommended in this regard (conditions 10-12 refer).

### **Other issues raised by objectors**

It is noted that some objectors question whether the building would be a permanent feature within the site, given that it would take the form of a demountable building, and concern is raised with regard to house sale/rental values. Whilst house sale/rental values are not a material planning consideration, the demountable nature of the building is not appropriate as a permanent solution and a suitably worded condition to restrict the period of consent to a maximum of three years is therefore recommended (condition 1 refers).

Objectors also raise concern with regard to the noise, dust and disruption to traffic that would inevitably be caused by construction. Whilst the concerns

raised are acknowledged and appreciated, these issues would not be reason to refuse planning permission as the construction of the building and associated car parking would be short-term. However, there is separate public health legislation available should construction activities become a statutory nuisance. Notwithstanding this, an advisory note is recommended to highlight best practice during construction.

Further questions have also been raised with regard to the possibility of compensation for continual disruption relating to the school. This is not a material planning consideration however, the school is a long established facility within the heart of a predominantly residential area and it is acknowledged that, as with most schools and educational facilities, it inevitably results in some degree of noise and disruption, with specific reference to traffic, parking and noise during drop-off/pick-up and break times. It can only be assumed that local residents will be aware of these issues when purchasing properties in close proximity to a school and whilst concerns of additional noise and disruption are appreciated, the provision of a purpose-built unit for an existing nursery and after school facility within the grounds of an existing school is not considered unreasonable or unacceptable.

### **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**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the impact it would have on the character and appearance of the area, the amenity and privacy currently enjoyed by surrounding residential properties and upon highway safety in the vicinity of the site.

### **RECOMMENDATION: Approve**

1. The demountable building hereby approved shall be removed from the site on or before three years of the date of this decision.

Reason: To define and limit the extent of the permission and to protect the visual amenity of the site and surrounding area in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development.

2. The development hereby approved shall be carried out in accordance with the approved drawing numbers and documents received by the Local Planning Authority on 3<sup>rd</sup> September 2019 and 14<sup>th</sup> November 2019, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

1. Drawing No. 5091-3450-B01: Location Plan;
2. Drawing No. 5091-3450-B02: Proposed Detail Plan;
3. Drawing No. 50-1-3450-B04 Rev D: Proposed Block Plan;
4. Drawing No. 5091-3450-B05 Rev B: Proposed Elevations;

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

3. Building operations shall not be commenced until details of the materials 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 details 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.

4. The new campus entrance gates shall not open onto the public highway.

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

5. 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:

- a) The means of access into the site for all construction traffic;
- b) The parking of vehicles of site operatives and visitors;
- c) The management of vehicular and pedestrian traffic;
- d) Loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development;
- f) Wheel cleansing facilities;
- g) The sheeting of lorries leaving the site.

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

Planning Authority.

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

6. No HGV deliveries during construction shall take place between the hours of 08:30 – 09:30am and 15:30-16:30pm on weekdays.

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

7. No development shall commence until all relevant matters outlined on the attached Planning Requirements Relating to Flood Risk Management including full drainage details have been submitted to and approved in writing by the Local Planning Authority. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15.

Reason: To ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage.

8. Prior to the removal of the trees identified as 1 (Birch), 2 (Sycamore), 3 (Sycamore) & 4 (Sycamore) in the submitted Arboricultural Survey Report (Rec. 22/10/19), a scheme for the replacement planting of trees along the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the agreed details in the first available planting season following the completion of the building.

Reason: To mitigate the loss of the existing trees at the site and to ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

9. The trees to be retained along the eastern boundary shall be securely fenced off prior to the commencement of development, as per the details and recommendations set out in Section 4 of the submitted Arboricultural Survey Report (Rec. 22/10/19). The protective fencing shall remain in place throughout the construction phase to ensure that machinery equipment and materials are not used or stored within the root protection area of trees and that soils are not compacted.

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.

10. The development hereby permitted shall not begin until a scheme to deal

with contamination has been submitted and approved in writing by the LPA. The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- 1) A desk-top study carried out by a competent person 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.
- 2) A site investigation shall be carried out by a competent person 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 completed satisfying the requirements of paragraph (1) above.
- 3) A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA.

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.

11. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the LPA. Any validation report shall be carried out by a competent person.

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.

12. If during development works any contamination should be 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 and approved in writing by the LPA prior to the work recommencing. Any revised contamination proposals shall be carried out by a competent person.

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.



