



PLANNING & DEVELOPMENT COMMITTEE

5 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0877/10 (GW)
APPLICANT: Arena Supplies Ltd
DEVELOPMENT: 2 no. proposed 2 storey innovation units with minor amendments to the adjacent highway.
LOCATION: ELY VALLEY BUSINESS PARK, STATION TERRACE, PONTYCLUN
DATE REGISTERED: 02/10/2020
ELECTORAL DIVISION: Pontyclun

RECOMMENDATION: Grant

REASONS: The site is on land identified as being outside the settlement boundary and within a Green Wedge. However, the site is directly adjacent to the established Ely Valley Business Park and is now visually part of the estate. Furthermore, planning permission (17/0247/10, 15/11/65/10 and 12/0906/10) have previously been granted for buildings in a similar position in terms of the Local Development Plan Proposals Map and policy constraints.

No objections have been raised on highway safety grounds or in relation to the Site of Important Nature conservation (SINC) and whilst it is recognised that objections have been raised from a local resident with regard the potential to result in increased flooding, no objection has been raised from Natural Resources Wales.

The proposed development would provide employment compatible with the area and on balance; it is not considered that the visual impact would have a significant effect on the Green wedge

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Service Director of Prosperity and Development as the proposal is being recommended for approval and would be contrary to the provisions of the Local Development Plan (LDP).

APPLICATION DETAILS

This application is for full planning permission to construct 2 no. industrial units on land adjacent to Ely Valley Business Park. The buildings would be two storeys high and would provide open workshop floor space for General Industrial use (B2 use class).

8 no. car parking spaces would be provided adjacent the unit and additional turning facilities. Some landscape planting is indicated.

The applicant details a minimum of 12 full time jobs would be provided for and that opening hours would be between 08:00 and 18:00 on Monday to Fridays and between 08:00 and 13:00 on Saturdays.

The application is supported by:

- A Justification Statement;
- Construction Management Plan;
- Flood Consequence Assessment;
- Flood Management & Evacuation Plan;
- Site Investigation Report; and a
- Supporting Letter.

SITE APPRAISAL

The site is located on the south western edge of the Ely Valley Business Park, which is adjacent to a relatively large area of open space to the west. The Ely Valley Business Park contains some small scale industrial buildings and the main access is via Meadow View to the north. It can also be accessed from Station Terrace.

From a site visit, it was evident that some ground preparation works and the laying of stone across the site have been undertaken. It is assumed these works have been carried out at some time since 2017, when a site visit was undertaken in relation to the previous application. At this time, the site was a shallow grass bank between a ditch (in the open grassland area to the west) and the edge of the industrial estate road. A low wooden post fence marks the line of the bottom of the bank, effectively, marking the boundary between the open grassland and the industrial estate as it is now.

A residential estate of relatively modern dwellings is located on the opposite side of this road. To the south east is the River Ely and on the opposite side of the river are residential dwellings in Pontyclun. The centre of Pontyclun can be accessed from the site via a Public Right of Way across the river, which also serves as a vehicle access.

PLANNING HISTORY (Relevant to application)

17/0247/10	New Innovation Centre, Ely	Proposed new 2 storey innovation centre with amendments to the highway.	Granted 10/10/2017
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	Valley Business Park, Pontyclun		
15/1165/10	Land adjacent to Ely Valley Business Park	Single storey building to accommodate site security office associated with a recently completed innovation centre adjacent.	Granted 23/12/2015
12/0906/10	“ ”	New two storey building to accommodate Arena Supplies Ltd with workshop floor space & associated offices for an innovative design centre	Granted 23/11/2012
03/0271	Units 20-21 Ely Valley Business Park (East), Pontyclun	Demolish Existing. Form 2 No new Industrial Units - Class B1, B2 & B8. Construct access road.	Granted 16/05/2003

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. Two letters of objection have been received at the time of writing this report and their contents are summarised below:

- Welsh Water detail the public sewerage system would be overloaded.
- NRW detail the building would be on a previous landfill site.
- The height of the building will increase its impact on the residences opposite.
- It would result in overlooking of many bedrooms across the street.
- It will increase traffic pressure impacting on parking in a residential street.
- In light of current circumstances, increasing unit size and people capacity would be in direct opposition to current requirements regarding social distance.

CONSULTATION

Dŵr Cymru Welsh Water – no objection subject to a condition that no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Advice is provided on sewers and SuDS.

Natural Resources Wales – Site contamination: The site is located on a historic landfill and is adjacent to the River Ely. The submitted Site Investigation Report prepared by Integral Géotechnique (Wales) Limited, dated September 2020, details the trial pitting and soil samples taken. The soil sample results show low levels of contamination present on site and the report concludes the risk to controlled water is low.

We still have significant concerns with the proposed development as submitted. And we recommend you should only grant planning permission if you attach a condition with regard land contamination and controlled waters to require that any contamination, previously not identified, is remediated. Otherwise, we would object to this planning application.

Flood risk: The planning application proposes less vulnerable development. Our Flood Risk Map confirms the site to be entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN15 and the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the River Ely.

Section 6 of TAN15 requires the Local Planning Authority to determine whether the development at this location is justified. Therefore, we refer you to the tests set out in section 6.2 of TAN15. One of the tests (iv) is for the applicant to demonstrate through the submission of an Flood Consequence Assessment (FCA) that the potential consequences of flooding can be managed to an acceptable level.

The submitted FCA prepared by Quad Consult, dated 26/08/2020, shows that the risks and consequences of flooding are manageable to an acceptable level, as the proposed development is predicted to be flood free during all events up to and including a 0.1% (1 in 1000 year) annual probability fluvial flood event. Therefore, we have no objection on flood risk grounds to the application as submitted.

The FCA proposes the management of any residual flood risk by recommending: the development of a site specific Emergency Plan; flood mitigation measures be incorporated into the design of the building; and, occupiers sign up to NRW's Flood Warning Service.

RCT Countryside Section – The raised 'plateau zone' has already been lost as floodplain/Site of Importance for Nature Conservation and on this basis no objection is raised.

RCT Flood Risk Management – The applicant has proposed to construct these units within an existing 'greenfield' location and as such will be required to mirror the discharge of surface water from the site to that of Greenfield runoff rates. Unfortunately the applicant has not provided any relevant details in relation to surface water disposal other than to indicate that SuDs will be the method of disposal.

The applicant needs to gain approval under schedule 3 of the Flood and Water Management Act 2010 which is separate to permissions granted under the Town and Country Planning Act.

Based on a review of the location's risk to surface water flooding we take note of the Flood Consequence Assessment however, the document is solely related to the risk of riverine flooding and as such bares no support to the management of surface water flood risk or indeed surface water disposal for the site location. On review of the national surface water flood risk plans provided by NRW we note that the area where

the proposed works are located are subject to low risk of surface water flooding but a medium to high risk pooling areas are located adjacent the site boundary.

As such we would recommend that the mitigation proposed within the FCA takes into account the potential for surface water accumulation and conveyance routes to ensure the proposed units are not detrimentally impacted by surface water flooding.

It is recommended a condition requiring drainage details is necessary so that the development does not cause or exacerbate any adverse condition on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage.

RCT Public Health and Protection – No objection subject to conditions with regard hours of operation, noise, dust, waste and site contamination. The updated site investigation report is noted, however further information is required with regard site contamination.

RCT Transportation Section – No objection subject to a condition requiring the provision of the proposed parking. The existing highway infrastructure currently adequately serves the wider business park and the proposed development of an additional 2 units would not result in undue intensification of use of said infrastructure.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is located outside the settlement boundary, and is within a Green Wedge. It is also within a Site of Importance for Nature Conservation (SINC) and an area of sand gravel resources, as identified by the Local Development Plan.

Policy CS 2 - sets out criteria for achieving sustainable growth including: providing opportunities for significant inward investment.

Policy AW 2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW 5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW 8 - sets out criteria for the protection and enhancement of the natural environment.

Policy AW 10 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy AW 14 – Safeguards resources of sand and gravel from development.

Policy SSA 22 – Identifies the site as a Green Wedge aimed at preventing coalescence between and within Llanharan, Llanharry and Pontyclun.

Supplementary Planning Guidance:

Access Circulation and Parking

Design and Placemaking

Employment and Skills

Nature Conservation

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 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

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;

Building Better Places: The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery;

Manual for Streets; and

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:

It is considered that the main issues involved in the assessment of this application relate to whether the principle of new development would be acceptable having regard to its location outside the defined settlement boundary and within a Green Wedge and a Site of Importance for Nature Conservation (SINC). Other matters to be considered are: its flood risk implications, being situated within a C2 Flood Risk Zone, the impact of the proposed development on residential amenity, highway safety, ecology and contamination.

Principle of the proposed development

As noted above, the application proposes the construction of an office building on land located outside of but adjacent to the defined settlement boundary. The site is subject to a number of constraints as the land falls within a C2 flood risk zone and also forms part of a locally designated Green Wedge and SINC. The policies contained within the Local Development Plan aim to steer new built development to sustainable locations, which are within the settlement boundary and are compatible with the surrounding land uses. They also seek to protect the countryside from inappropriate forms of development which would have a detrimental effect on agriculture, the landscape and the amenity value of land. The designation of the land as a Green Wedge places a further constraint in that consideration must also be given to the appropriateness of the development in relation to the aim of Policy SSA 22 which seeks to prevent coalescence between the settlements of Llanharan, Llanharry and Pontyclun.

It is acknowledged that the existing innovation centre buildings and security office similarly infringed upon the settlement boundary, Green Wedge and SINC but were approved following the submission of a satisfactory justification statement and confirmation that employment opportunities would be secured. Having regard to this

it is considered that the settlement boundary line to the west of the application site is arguably in need of being updated and the Green Wedge boundary which ultimately follows the line of the settlement also needs to be reviewed as part of the Local Development Plan process. It is however considered that the proposal for a building on open land in a Green Wedge is inappropriate development. As such, it needs to be questioned as to whether building on open land outside the settlement boundary and in a Green Wedge is justifiable.

It is noted that PPW advocates a positive approach to economic development. In the case of this application, the direct job creation would equate to 12 full time positions, which is relatively small, but it can be said this would be beneficial and could support and sustain local businesses and other jobs. It is also acknowledged that the buildings would be relatively small and close to other units on the park, its visual impact on open land would not be significant.

Therefore, on balance, it is considered that the economic benefit should outweigh the conflict with local development plan policies and thus, on balance, there is no objection in policy terms to this application.

As Members will be aware, Supplementary Planning Guidance designed to promote employment and skills has been adopted recently with a view to assisting employment within the County Borough. Whilst this particular development falls below the threshold which would require an employment and skills plan, it is acknowledged that the proposal will provide opportunities for employment.

Therefore, given the particular circumstances of this case, the principle of the development is considered to be acceptable subject to an assessment of the other material planning considerations set out below:

Flood Risk

The application site lies entirely within Flood Risk Zone C2 and concern has been raised by members of the public over the implications of the proposed development on the flood plain of the River Ely and Nant Melyn and its cumulative impact with previous developments.

Technical Advice Note 15: Development and Flood Risk identifies Industrial development as being 'Less vulnerable development'. The tests for allowing development in C2 flood zones are set out in section 6 of that document. It must be demonstrated that:

- a) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- b) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and,

- a) It concurs with the aims of PPW and meets the definition of previously developed land; and
- b) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

It is considered tests (i), (ii) and (iii) are met as it is considered the proposed development would be in line with the aims and objectives of Planning Policy Wales by aiding regeneration of the area, contributing to employment, benefitting the economy and the site has been included within an existing industrial estate.

With regard the final test (iv), the applicant has submitted a Flood Consequence Assessment (FCA) and a Flood Management & Evacuation Plan produced by QuadConsult Limited. Members may recall, planning permission was relatively recently granted for the construction of the innovation centre buildings and security office which are in similar situations in relation to the flood zone and adjacent to the proposed development site (Ref: 12/0906/10, 15/1165/10 and 17/0247/10).

Natural Resources Wales (NRW) detail the FCA shows that the risks and consequences of flooding are manageable to an acceptable level, as the proposed development is predicted to be flood free during all events up to and including a 0.1% (1 in 1000 year) annual probability fluvial flood event.

On the basis of this, NRW have no adverse comments to make from a flood risk perspective. Having regard to these comments, it is considered that the development would not adversely impact upon the capacity of the floodplain and is considered to be acceptable in this regard.

In conclusion, taking the above assessment into account, it is considered that it has been demonstrated that the development is justified as required by TAN 15.

The Council's Flood Risk Management Section note that surface water run-off from the proposed development would be discharged into an existing watercourse. They however detail that further information would be required with regard to surface water disposal and flooding and that this could be obtained by planning condition. Further to this, they also advise the developer is required to gain Sustainable Drainage Approval (SuDS) under schedule 3 of the Flood and Water Management act 2010 and this is separate to planning permission. Members are advised Welsh Government guidance on the use of conditions advises against duplicating controls under other legislation unless there is a planning reason for doing so. The issue of surface water flooding has been raised by the Council's Flood Risk Management Section and this is

a planning matter. Therefore, it is considered that a planning condition for drainage details would be necessary.

Impact on the character and appearance of the area

The proposed buildings have been designed to reflect the appearance and finish of the existing innovation centre buildings. It would be located towards the edge of the site and would be viewed against existing buildings from some views. Whilst it is acknowledged that the site does fall outside the settlement boundary and is located within a Green Wedge, it can be considered to represent a natural rounding off of the estate. It is however considered that a strong landscaping scheme would be required to soften the visual impact of the built development from the grassland area to the south and south-west. It is also prudent to restrict outside storage at this site having regard to its sensitive location.

Impact on residential amenity and privacy

It is noted an objection has been raised from the public consultation exercise with regard to a loss of privacy. The buildings, however, will be located a sufficient distance from the nearest residential properties to the site (on the opposite side of the River Ely) and as a result it is considered it would not adversely impact upon their privacy.

The buildings are considered to be a compatible and an appropriate use in an area which is on the periphery of an existing industrial estate. However, there are residential dwellings, on the opposite side of the river Ely; and noise at unsociable hours and when background noise is lower, may result in a detrimental impact on the amenity of the residents. Therefore, a condition restricting hours of use to those proposed is considered necessary.

As such the use is not considered to result in significant level of noise and disturbance which would be detrimental to neighbouring amenity.

Ecology and Landscaping

The site forms part of an identified Site of Important Nature Conservation. The Council's Ecologist however considers that the information provided shows the site is now outside the grassland of the floodplain which the SINC is designated for and does not object. As such, it is considered that an ecological objection under Policy AW8 is not warranted in this case.

However, it is noted that Section 6 (para 6.4.5) of Planning Policy Wales states, *"Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity."* As detailed above the site previously had SINC status and it is considered that this proposal would reduce biodiversity and some ecological

function of the wider area. The plans do detail some trees would be provided. And it is considered that details of these are necessary to ensure they are suitable species. In addition further mitigation measures could also be provided such as additional soft landscaping and bat/bird boxes. The applicant has been made aware of the 'Section 6' requirement, however no further information has been submitted. As such a condition requiring the submission of these details is considered necessary.

Contamination

The Council's Public Health and Protection Section and Natural Resources Wales (NRW) detail potentially contaminating past land uses and they consider there is a potential for contamination to exist on site. They originally recommended conditions requiring further site investigations and the submission of any mitigation that would be required.

An updated site investigation report has been submitted. The Council's Public Health and Protection Section considers the information submitted has not sufficiently overcome their concerns. And therefore they recommend conditions requiring further details would be necessary. NRW still have concerns that if any contamination, not previously identified, is encountered during development; that this should also be remediated and recommend a condition to deal with this.

Access and highway safety

Turning to the impact of the proposed development on highway safety, it is noted that the Transportation Section have not objected. They also consider the proposal would not significantly increase traffic movements to and from the site.

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.

Public Health

Whilst the comments raised by the Public Health and Protection Section are appreciated, it is considered that dust and waste matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning waste and dust issues. With regard the hours of construction condition, it is considered this is not warranted as the site is within an industrial estate and there are no residential properties in close proximity.

Other objections from the public consultation exercise

The issue raised with regard the current Coronavirus (COVID-19) situation and social distancing is not an issue that would warrant a refusal on planning grounds. It would be the responsibility of any employer/employees to act with the current Government guidelines.

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 liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL would be payable.

Conclusion

Although a number of constraints exist at this application site and the principle of the proposed development in a Green Wedge and outside the defined settlement boundary is not supported by LDP Policies, the development would provide employment compatible with the area and on balance, it is not considered that the visual impact would have a significant effect on the Green Wedge. Furthermore, in all other respects the proposed development is considered to be compliant with the relevant policies of the Local Development Plan (Policies AW 2, AW 5, AW 8 and AW 10).

The development would also contribute to national sustainable placemaking outcomes, identified in Planning Policy Wales, in the following areas: reduce environmental risks, be resilient to climate change, would be accessible by active travel and public transport, has good connections, unlocks potential and regenerates and fosters economic activity.

Whilst the submitted proposal has been considered acceptable, if permission is granted, the applicant could extend the buildings or provide hard surfaces under permitted development rights. It is considered this may have an impact on the visual qualities of the area, ecology and potential flooding and surface water drainage. Therefore, a condition removing permitted development rights for extensions and hard surfaces is considered necessary.

RECOMMENDATION: Grant

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s) :
 - 18/2020/PL/001A Proposed Floor Plans Unit A and Unit B Handed (Received 21st August 2020).

- 18/2020/PL/002A Proposed Front and Rear Elevations (Received 21st August 2020).
- 18/2020/PL/003 Site Location Plan and Proposed Elevations (Received 21st August 2020).
- 18/2020/PL/004 Proposed Site Plan (Received 25th August 2020).
- 18/2020/PL/005 Existing Site Plan (Received 21st August 2020).

and documents received by the Local Planning Authority on 26th August 2020, 2nd September 2020, 2nd October 2020 and 5th October 2020 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no extensions or structures of any kind and hard surfaces (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality, to protect ecology and to prevent flooding in accordance with Policies AW 5, AW 6, AW 8 and AW 10 of the Rhondda Cynon Taf Local Development Plan

4. Hours of working/deliveries/collections within the site shall be restricted to between 08:00am and 18:00pm on Monday to Fridays and between 08:00am and 13:00pm on Saturdays. There shall be no such working/deliveries/collections on Sundays or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted is not a source of nuisance to occupants of nearby residential properties in accordance with Policies AW 5 and AW 10 of the Rhondda Cynon Taf Development Plan.

5. There shall be no outside storage whatsoever on the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the area in accordance with Policies AW 5 and AW 6, of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. No building hereby approved 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 AW 10 of the Rhondda Cynon Taf Local Development Plan.

7. Notwithstanding the submitted details the development hereby permitted shall not begin until a written method statement for the remediation of contamination affecting the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan

8. The use, hereby permitted, shall not commence until the measures approved in the scheme (referred to in Condition 7) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority. The 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 AW 10 of the Rhondda Cynon Taf Local Development Plan

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

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW 10 of the Rhondda Cynon Taf Local Development Plan.

10. Off-street parking provision shall be provided on site in permanent materials in accordance with submitted drawing no. "18/2020/PL/004" and shall remain for the purpose of vehicular parking only thereafter.

Reason: To ensure vehicles are parked off the public highway in the interests of highway safety and the free flow of traffic in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

11. Notwithstanding the submitted details, prior to above ground works, a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting features and or nesting opportunities for birds shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for the designed purpose in accordance with the approved scheme. The scheme shall include, but not be limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed and made available.

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of Planning Policy Wales and Policy AW 8 of the Rhondda Cynon Taf Local Development Plan.

12. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping.

All planting, seeding or turfing, of the approved scheme, shall be carried out in the first planting and seeding season following the occupation of the building 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: In the interests of biodiversity and to ensure that the new development will be visually attractive in the interests of amenity in accordance with Chapter 6 of Planning Policy Wales and Policies AW 5 and AW 6 of the Rhondda Cynon Taf Local Development Plan.