



## **PLANNING & DEVELOPMENT COMMITTEE**

**19 NOVEMBER 2020**

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

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 17/1202/13 (KL)  
**APPLICANT:** Critical Rail Ltd  
**DEVELOPMENT:** Development for up to 2,112 sq. m gross of new employment (use classes B1, B2, B8) space in up to 16 units, new access, landscaping and associated development.  
**LOCATION:** LAND AT CWM CYNON BUSINESS PARK, NEW ROAD, MOUNTAIN ASH, CF45 4ER  
**DATE REGISTERED:** 24/09/2020  
**ELECTORAL DIVISION:** Mountain Ash East

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#### **RECOMMENDATION: Approve**

**REASONS:** The application site is located within the defined settlement boundary and to the south of an existing Business Park. The principle of developing the site for employment purposes is therefore considered to be acceptable.

The application is made in outline with matters relating to site layout, appearance, scale and landscaping being reserved for future consideration. However, it is considered that the site can be developed without having an adverse impact upon the character and appearance of the site and surrounding area or upon the amenity and privacy of surrounding units/the nearest residential properties.

The access arrangements included in the application are considered to be acceptable and it is therefore not considered that the proposal would have an adverse impact upon highway safety in the vicinity of the site.

Furthermore, issues of land drainage, contaminated land, ecology and coal mining risk can all be appropriately mitigated and controlled through the imposition of planning conditions.

**As such, the application would comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.**

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**REASON APPLICATION REPORTED TO COMMITTEE**

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

**APPLICATION DETAILS**

Outline planning permission is sought for the construction of up to 16 new employment units (B1, B2 & B8 Use Class) on land at Cwm Cynon Business Park, New Road, Mountain Ash. The application includes details of access for consideration in this application however, the scale, appearance, layout and landscaping are reserved for future consideration.

The application is accompanied by an indicative site layout plan which indicates that the site would be accessed via a new junction off an existing estate road to the north. The plan shows a total of 5 blocks of units which would be arranged around a new internal road with dedicated parking being located to the front of each unit. Some additional parking spaces would be located around the periphery of the site.

Details submitted with the application indicate minimum and maximum dimensions of the proposed units as follows:

Blocks A & B:

- Width: Min 7.7m; Max 15.7m;
- Depth: Min 8.5m; Max 16.6m;
- Height: Min 5.4m; Max 8.5m.

Block C:

- Width: Min 7.7m; Max 31.1m;
- Depth: Min 8.5m; Max 16.6m;
- Height: Min 5.4m; Max 8.5m.

Block D:

- Width: Min 7.8m; Max 23.4m;
- Depth: Min 8.5m; Max 16.6m;
- Height: Min 5.4m; Max 8.5m.

Block E:

- Width: Min 14.5m; Max 38.8m;
- Depth: Min 14.5m; Max 16.5m;
- Height: Min 5.4m; Max 8.5m.

In addition to the standard plans and documents, the application is accompanied by the following:

- Ecology Survey (undertaken by Wildwood Ecology, dated September 2020);
- Preliminary Ecological Appraisal Report (Dated September 2017);
- Coal Mining Risk Assessment (undertaken by Yellow Sub Geo, dated May 2020);
- Transport Statement (Dated September 2017);
- Planning Statement
- Pre-Application Consultation Report;
- Design and Access Statement.

## **SITE APPRAISAL**

The application site relates to an irregular shaped parcel of land that extends to an area of approximately 1.09 hectares. The land lies to the south of the existing Cwm Cynon Business Park which is a modern industrial estate to the western side of New Road (A4059). It is relatively flat in ground profile with a few variations visible across the site and is currently characterised by some vegetation and trees.

The existing Cwm Cynon Business Park to the north is comprised mainly of large industrial units and brick-built offices with some smaller start-up modular buildings. The land to the west and south is open and wooded, sloping downhill to a national cycle path and the Afon Cynon beyond. A bank of trees separates the site from the A4059 to the north-eastern boundary. The nearest residential properties are located in the settlement of Penrhiwceiber which is located beyond the Afon Cynon and main train line serving the Cynon Valley to the west (approximately 100m away).

## **PLANNING HISTORY**

No record of any planning applications at this site in the last 10 years. However, a pre-application enquiry was submitted in 2016 which is detailed as follows:

|         |  |                                  |
|---------|--|----------------------------------|
| 16/5061 | Mixed use development B1, B2 and B8 or D1 and D2 daytime gym and fitness and A3 uses | Raise No Objection<br>07/12/2016 |
|---------|--|----------------------------------|

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification letters and through the erection of site notices in the vicinity of the site. A press notice was also placed in a local newspaper. No letters of objection or representation have been received in relation to the application.

## **CONSULTATION**

The following consultation responses have been received:

**Coal Authority:** No objection subject to conditions relating to the submission of intrusive site investigations to determine the location of the mine entry (prior to the submission of reserved matters).

**Countryside, Ecology and Landscape:** No objection, subject to condition

**Flood Risk Management:** No objection subject to condition to secure full drainage details.

**Glamorgan Gwent Archaeological Trust:** No objection, subject to condition relating to the submission of a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

**Highways and Transportation:** No objection, subject to conditions relating to the submission of full engineering design and details of the road layout etc., the provision of off-street car parking in compliance with the SPG: Access, Circulation and Parking, the submission of a Travel Plan and the submission of a Construction Method Statement.

**Natural Resources Wales:** No objection

**Public Health and Protection:** No objection subject to conditions relating to hours of operation, noise, dust and waste. It is also noted that the site is located within an area with potential for contamination and further conditions are recommended to secure a scheme to deal with contamination.

**South Wales Police:** No objection but sets out a number of recommendations for the design and layout of the site.

**Wales and West Utilities:** Advises that WWU has pipes in the area. Recommends that the developer contact WWU prior to any works commencing on site.

**Welsh Water:** Conditions recommended in relation to the submission of a drainage scheme for the site.

**Western Power:** Advise that separate application will need to be made to Western Power should a new connection or diversion be required.

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary and is not allocated for any specific purpose. The following policies are considered to be relevant to this proposal:

**Policy CS1:** emphasis on building strong, sustainable communities.

**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 AW7:** states that proposals which impact upon sites of architectural and/or historical merit and sites of archaeological importance will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the site.

**Policy AW8:** ensures no unacceptable harm upon features of importance to landscape or nature conservation, including ecological networks, the quality of natural resources and the natural drainage of surface water.

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

**Policy NSA12:** promotes development within defined settlement boundaries where it can be demonstrated that the proposal does not adversely affect the highway network and where adequate remediation can be achieved on sites that are contaminated.

**Policy NSA26:** supports development that would contribute to the achievement of the Cynon Valley River Park Strategy.

### **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 (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 national policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;  
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:**

The key considerations in the determination of this application is the principle of the proposed development in planning policy terms and whether the site can be developed without having a detrimental impact upon highway safety in the vicinity of the site, the character and appearance of the site and surrounding area or the amenity and privacy of surrounding units.

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

The application site is located inside the defined settlement boundary and immediately to the south of an existing business park which is characterised by a number of employment uses. The proposal to construct a number of employment unit at the site would therefore not conflict with surrounding land uses and would be an appropriate use of the site.

As such, the principle of the proposed development is considered to be acceptable subject to consideration of the additional criteria set out below.

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

The application is made in outline with matters relating to layout, scale, appearance and landscaping being reserved for future consideration. As such, no details are required to be submitted however, the application is accompanied by a number of indicative plans which indicate how the site may be developed.

The plans indicate that the proposed units would be arranged in 5 blocks (A-E) that would address a new internal estate road. The blocks would consist of varying numbers of units with parking provided to the front of each unit. Each unit would be of a two-storey scale with a single roller shutter door, pedestrian access door and window in the front elevation and a single fire exit door within the rear elevation. The plans indicate that the units are likely to be constructed from brick and block render with an aluminium cladding system above. The plans demonstrate that the site is capable of accommodating the number of units proposed with ample space for off-street car parking within the site. It is not considered that the proposal would result in overdevelopment of the plot and it would therefore not have an adverse impact upon the character and appearance of the site or the surrounding area.

Furthermore, the site lies to the south of an existing business park which consists of a number of employment units of a similar scale and design to those shown in the indicative plans.

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

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

The application site is located some distance away from the nearest residential properties (approximately 80 metres) and whilst the application is made in outline with matters such as layout, scale and appearance for future consideration, it is considered that the site could be developed without having an adverse impact upon their amenity.

Furthermore, the site lies adjacent to an existing business park in which there are similar uses and it is not considered that the introduction of further employment uses would conflict with surrounding uses.

The proposal is therefore considered to be acceptable in terms of the impact it would have upon the amenity and privacy of surrounding residential and commercial uses and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

## **Access and highway safety**

The application has been assessed by the Council's Highways and Transportation Section in order to determine the potential impact of the proposal on highway safety in the vicinity of the site. The application is accompanied by an indicative site layout plan however, the proposed junction is included for consideration. The junction is considered to be acceptable and no objection is raised, subject to conditions. The comments received are summarised as follows:

### *Vision Splays*

There is concern that the existing visibility to the right is substandard for a 60mph speed limit. The required visibility is 2.4m x 215m (in accordance with SPG Access, Circulation & Parking) however, the achievable visibility in this location is 2.4m x 100m. Having reviewed the most up to date accident data, three accidents have occurred within the vicinity of the junction of A4065 with none of these being attributed to the road geometry, surfacing, signage or visibility and the proposal is therefore considered to be acceptable in this regard.

### *Pedestrian Access*

The application proposes to provide a 2.0 metre wide continuous footway link on the development side which would provide a link from the existing footway on the A4059 and the existing footways on the Cwm Cynon Business Park. This is considered to be acceptable.

### *Swept Path Analysis*

The Swept Path Analysis submitted with the application indicates that safe and satisfactory access for both articulated and rigid vehicles in forward gear can be achieved.

### *Car Parking*

The application indicates that the site will be mixed use and a condition is recommended to ensure that off-street car parking is provided in accordance with the Council's SPG: Access, Circulation and Parking.

### *Cycle Parking*

The proposal includes the provision of 12 no. secure cycle stands which is acceptable and promotes sustainable modes of travel to and from the site. There is an existing link from the estate to the Cynon Trail cycle route (no. 478).

### *Active Travel Wales Act 2013*

The developer has proposed continuous pedestrian links along the site frontage linking the site to the wider community and existing footway provisions along the industrial

estate which is considered to be acceptable. There is also an existing cycle link to the Cynon Trail (no. 478) from the industrial access road which promotes sustainable modes of travel to and from places of work.

### *Travel Plan*

A Travel Plan should be provided to indicate the various sustainable modes of travel to reduce dependency on the private motor vehicle and to encourage sustainable modes of travel. A condition to secure a Travel Plan has therefore been recommended.

### *Sustainability*

A footpath links the business park with George Terrace, Penrhiwceiber, which is a distance of approximately 200m away. Penrhiwceiber Train Station is located approximately 600m away from the site and provides half hourly services to Cardiff and Aberdare. Bus Service no. 60 runs in both directions through Penrhiwceiber to Mountain Ash and Abercynon around every 30 minutes.

In light of the comments received, the proposal is considered to be acceptable in terms of the impact it would have upon highway safety in the vicinity of the site and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

### **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**

The application indicates that surface water proposed would be discharged via Sustainable Drainage Systems and via the main Sewer. However, comments received from Welsh Water have advised against the introduction of surface water into their combined system and the Council's Flood Risk Management Team have therefore requested that a condition to secure full drainage details be added to any grant of planning consent.

### **Ecology**

The application is accompanied by a Reptile Mitigation Strategy and Preliminary Ecological Appraisal Update report and a Preliminary Ecological Appraisal Report which confirm a medium population of reptiles on site (common lizard and slow worm). The report sets out a number of recommendations for appropriate protection measures and mitigation for reptiles at risk of harm from activities associated with site clearance

and construction which consists of a phased methodology for reptile exclusion at the site and the enhancement of an adjoining site as a receptor to compensate for the loss of habitat due to the proposed development.

The Council's Ecologist has reviewed the information submitted and raises no concern with regards to the mitigation and enhancement measures proposed. However, it is recommended that these be conditioned to ensure that the development is carried out in accordance with details submitted.

It is also noted that Natural Resources Wales have raised no objection to the proposal.

The proposal is therefore considered to be acceptable in terms of its impact upon ecological networks and the application would therefore comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

### **Contaminated Land**

The Council's Public Health and Protection Division indicate that the site was formally occupied by Cwm Cynon Colliery and Tips and it is therefore considered that there is a potential for contamination to exist on site. Details submitted with the application acknowledges that the site is affected by contamination, but no strategy has been provided to deal with this. As such, conditions are recommended to secure a scheme to deal with contamination.

### **Coal Mining Risk**

The application is accompanied by a Coal Mining Risk Assessment which has been reviewed by the Coal Authority. The comments received acknowledge the need for intrusive site investigations to be undertaken to confirm the location of a shaft cap at the site. It is recommended that intrusive site investigations be carried out on site and the findings used to inform the layout at reserved matters stage. As such, a condition is recommended in this regard.

In light of the information contained within the Coal Mining Risk Assessment and the comments received from the Coal Authority, It is considered that acceptable measures can be undertaken to overcome any significant adverse risk to public health in terms of land stability and the application is therefore considered to comply with Policy AW10.

### **Historic Environment**

The application site forms part of the former Cwm Cynon Colliery and Glamorgan Gwent Archaeological Trust have indicated that the proposal has the potential to reveal archaeologically significant features or structures. A condition is therefore recommended to secure a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

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

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

As planning permission first permits development on the day of the final approval of the last of the reserved matters, CIL is not payable at outline stage, but will be calculated for any future reserved matters or full applications. However, the application site lies within Zone 1 of Rhondda Cynon Taf's residential charging zones where a £nil charge is applicable. Therefore, no CIL will be payable.

## **Conclusion**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of the proposed development, the impact it would have upon the character and appearance of the site and surrounding area, the impact it would have upon neighbouring units and the nearest residential properties and the impact it would have upon highway safety in the vicinity of the site. It is also considered that the proposal is acceptable in terms of the impact it would have upon the ecology of the site.

## **RECOMMENDATION: Grant**

1. (a) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.  
  
(b) Any applications for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.  
  
(c) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Sections 92 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 and documents received by the Local Planning Authority, 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. The details of landscaping required to be submitted to and approved by the Local Planning Authority in accordance with Condition 1 above shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. Prior to the construction of the units hereby approved details of the materials to be used in the construction of the external surfaces of the units shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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.

6. Notwithstanding the submitted plans, no works whatsoever shall commence on site until full engineering design and details of the road layout, footpath links, turning area, street lighting, surface water drainage and highway structures including longitudinal and cross sections have been submitted to and approved in writing by the Local Planning Authority. The highway works shall be fully implemented in accordance with the approved engineering to the satisfaction of the Local Planning Authority prior to beneficial use of the first unit.

Reason: To ensure the adequacy of the proposed development, in the interest of highway safety and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Off-street parking shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. A Travel Plan which sets out proposals and targets together with a timescale, to limit or reduce the number of single occupancy journeys to the site and to promote travel by sustainable modes of travel shall be submitted to and approved in writing by the Local Planning Authority within 6 months of beneficial occupation. Annual reports demonstrating progress in promoting sustainable transport measures shall be submitted on each anniversary of the date of the planning consent to the Highway Authority. The financial penalties to be applied for non-compliance with the targets set out in the Travel Plan should be agreed with the Local Planning Authority.

Reason: To ensure satisfactory provision for alternative travel modes to and from the site and use of sustainable travel, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted 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 process unless agreed otherwise in writing by the Local Planning Authority.

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

10. 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 approved in writing by the 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, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

11. Prior to commencement of the development, details of all species and habitat mitigation and enhancement measures, as set out in the following documents shall be submitted to and approved in writing by the Local Planning Authority:

- Section 5 of the Wildwood Ecology 'Preliminary Ecological Assessment Report. Cwm Cynon Industrial Estate. Boyer Planning Ltd. September 2017;
- Document Ref: WWE 171636.PEA Rev A;
- Section 2 and 3 of the Wildwood Ecology 'Reptile Mitigation Strategy and PEA update Report. Cwm Cynon Industrial Estate'. Critical Rail. 20/9/20. Document Ref WWE18101 RMS Rev B

Reason: In the interests of ecology and to afford protection to animal species in accordance with Policies AW8 of the Rhondda Cynon Taf Local Development Plan.

12. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority 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 Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

Reason: In the interests of amenity and public safety, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

13. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (referred to in Condition 12) 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. Any validation report shall be carried out by a competent person.

Reason: In the interests of amenity and public safety, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14. 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 Local Planning Authority prior to the works recommencing. Any revised contamination proposal shall be carried out by a competent person.

Reason: In the interests of amenity and public safety, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

15. Prior to (or concurrent with) the submission of the reserved matters the findings from intrusive site investigations to locate the mine entry shall be submitted to the Local Planning Authority for consideration and approval in writing. These findings shall be supported by a plan which shows the location of the mine entry and its zone of influence and how these relate to the development layout. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

Reason: In accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

16. Prior to the occupation of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall

confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

17. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

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