



## **PLANNING & DEVELOPMENT COMMITTEE**

**25 MARCH 2021**

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

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0799/13 (MF)  
**APPLICANT:** Mr C Wilkins  
**DEVELOPMENT:** Outline application for 20 no. dwellings with all matters reserved (amended Preliminary Ecological Assessment, Hedgerow Survey, Indicative Site Layout plan and description received 17/02/21)  
**LOCATION:** GELLI FEDI FARM, GELLIFEDI RISE, BRYNNA  
**DATE REGISTERED:** 17/02/2021  
**ELECTORAL DIVISION:** Brynna

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**RECOMMENDATION: Approve, subject to Section 106 Agreement**

**REASONS:** The development of the site for residential purposes is acceptable in principle. Further, whilst it is acknowledged the development would alter the current, semi-rural character and appearance of the site, it is not considered the potential visual impact would be so significant as to warrant refusal of the application. It is also considered that the site is capable of accommodating circa 20 no. dwellings without resulting in a significant impact upon the amenity and privacy standards currently enjoyed by the nearest surrounding residents or highway safety in the vicinity of the site.

It has also been demonstrated that the impact of the scheme upon ecology can be appropriately mitigated.

The application therefore complies with the relevant local and national planning policies and is considered acceptable.

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

Outline planning permission is sought for residential development on a site area greater than 0.5ha.

#### **APPLICATION DETAILS**

Outline planning permission is sought for the construction of 20 no. dwellings at Gelli Fedi Farm, Brynna. The application seeks consent for the principle of development

only, with all other matters (access, appearance, landscaping, layout and scale) reserved for future consideration.

An indicative site layout has been submitted with the application which illustrates that 20 no. dwellings could be located on site, 16 no. within a main cul-de-sac and 4 no. off a smaller, private drive at the south-eastern corner. The plan shows each unit being orientated to the address the highways and having associated amenity areas and off-street parking spaces. 2 no. access points would be located along the site's southern boundary, off Gelli Fedi Rise. Whilst no details of the scale and design of the proposed dwellings have been submitted, it is envisaged that the development would comprise a mix of 3/4 bedroom houses within a scale range of:

- Height: min – 7.5m, max – 9m
- Width: min – 6.5m, max – 9.5m
- Depth: min – 8.5m, max – 11.5m

Members are advised that the scheme originally proposed 22 no. dwellings. However, a number of concerns were raised with regard the potential removal of hedgerow along the site boundary at Gellifedi Road, and the subsequent potential impact upon dormice. As such, an amended indicative site layout plan, supported by updated ecology surveys, were submitted on 17/02/21 whereby the number the units was reduced to 20 no. to allow for an area at the north-eastern corner of the site to be retained as open grassland, existing hedgerows around the site retained and enhanced and new hedgerows installed around the remainder of the site, including a 2m buffer zone between any development and the hedgerows.

As well as all relevant plans, the application is also supported by:

- Design and Access Statement
- Preliminary Ecological Assessment (amended report received 17/02/21)
- Hedgerow Survey (received 17/02/21)
- Geotechnical and Geo-environmental Site Investigation Report
- Pre-application Consultation Report

## **SITE APPRAISAL**

The application site forms an open field at the northern edge of the settlement at Brynna. It is an irregular shaped parcel of land that amounts to approximately 0.85ha. The plot has been cleared, although various vegetation has regrown, and levelled in certain areas in the past, but generally gently rises from front to back (south-west to north-east).

The field fronts the highways at Gelli Fedi Rise and Gellifedi Road at its south-eastern extent; is bound by the rear gardens of residential properties along Gelli Fedi Rise at its south-western extent; with further open fields to the north, beyond which is main farmstead of Gelli Fedi Farm which comprises a farm house and several agricultural units. The boundaries of the site are generally defined by post and wire fencing, except for the boundary along Gellifedi Road which is enclosed with mature trees and hedgerows which would be retained following development. There is also a small

section of mature hedgerow at the north-eastern corner of the plot which would also be retained following development.

There is an existing vehicle access to site located centrally along its southern boundary, off Gelli Fedi Rise. This was installed following planning permission for 22 no. dwellings at the site in 2009 that were never built out. This access would be utilised for 1 no. of the 2 no. accesses now proposed.

To the south and east the surrounding area is generally residential in nature comprising a mix of house types. Open countryside is located to the north and west.

## **PLANNING HISTORY**

Previous planning applications submitted at the site:

08/1175/16 – Development of 22 no. three and four bedroom detached houses (reserved matters – 03/0306/13)

Decision: Granted 11/05/09

07/1479/15 – Deletion of condition 14 of planning permission 03/0306/13

Decision: Granted, 24/09/07

07/1478/15 – Variation of condition 2 of planning permission 03/0306/13

Decision: Granted, 11/07/08

05/0129/10 – Proposed residential development 3 – 4 bedrooms houses (24 plots)

Decision: Withdrawn by applicant, 09/10/06

03/0306/13 – Residential development (outline)

Decision: Granted, 09/08/06

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification, site notices and a press notice. 2 no. letters of objection have been received from occupiers of the adjacent residential street, Gelli Fedi Rise, making the following comments (summarised):

- The field has significant ecological value. Building on it would remove the habitats of various animals.
- Building on the field would exacerbate existing surface water run-off issues to the adjacent dwellings.
- There are already anti-social behaviour issues in the area. Building further houses would only add to the current problems.
- A street made up of solely social housing would not complement the area. It should consist of a mix of private and social properties.

## **CONSULTATION**

Transportation Section – No objection, subject to conditions.

Public Health and Protection – No objection, subject to conditions.

Flood Risk Management – No objection, subject to condition.

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

Waste Services – No objection.

Natural Resources Wales – No objection. Standard advice offered.

Dwr Cymru Welsh Water – No objection, subject to standard conditions and informative notes.

The Coal Authority – No objection, subject to conditions.

Wales and West Utilities – No objection. Standard advice offered.

Western Power Distribution – No objection. Standard advice offered.

South Wales Police – No objection. Standard advice offered.

South Wales Fire and Rescue Service – No objection. Standard advice offered.

Llanharan Community Council – No response received.

## **POLICY CONTEXT**

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

The application site is located within the settlement boundary for Brynna and is not allocated for any specific purpose.

**Policy CS2** – sets out the criteria for development in the Southern Strategy Area.

**Policy CS4** – sets out the housing requirements within the County Borough for the plan period.

**Policy CS5** – sets out the affordable housing requirements within the County Borough for the plan period.

**Policy AW1** – sets out the criteria for new housing proposals.

**Policy AW2** – supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

**Policy AW4** – details the criteria for planning obligations including Section 106 Agreements and the Community Infrastructure Levy.

**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** – sets out the criteria for the protection and enhancement of the natural environment.

**Policy AW10** – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

**Policy SSA11** – requires housing developments in the Southern Strategy Area to have a net residential density of at least 35 no. dwellings per hectare, subject to certain exceptions.

**Policy SSA12** – seeks a provision of 20% affordable housing on sites of least 5 no. units or more within the Southern Strategy Area.

**Policy SSA13** – identifies the criteria for assessment of development proposals within settlement boundaries in the Southern Strategy Area.

### **Supplementary Planning Guidance**

- Design and Placemaking
- A Design Guide for Householder Development
- Affordable Housing
- 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 11 (PPW) was issued on 24<sup>th</sup> February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level.

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. It is also considered the proposed development is compliant with the aims and objectives of the NDF.

Other relevant national policy guidance consulted:

- PPW Technical Advice Note 2: Planning and Affordable Housing

- PPW Technical Advice Note 5: Nature Conservation and Planning
- PPW Technical Advice Note 11: Noise
- PPW Technical Advice Note 12: Design
- PPW Technical Advice Note 18: Transport

## **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.

### **Principle of the Proposed Development**

Outline planning permission is sought for the development of 20 no. residential units at the application site. The application seeks consent for the principle of the development only, with all other matters being reserved for future consideration.

The application site is located within the defined settlement boundary of the well-established village of Brynna and is unallocated. The surrounding land uses are predominantly residential in nature and therefore it is not considered the use of the site for residential purposes would conflict with its surroundings. Further, the site is located close to the centre of the village where various public facilities and public transport links are situated. As such, the site is located within a sustainable location and the proposal meets the relevant criteria set out in Policies AW1 and AW2 of the Local Development Plan (LDP) which aim to support residential development on unallocated land within settlement boundaries; and the primary objectives of Policies AW2 and SSA13 of the LDP which aim to support sustainable development; as well as the overarching sustainable development and placemaking aims of Planning Policy Wales (PPW), the WCFG and the FW2040.

It is also noted that the site benefits from a history of planning permissions for similar residential use.

Therefore, in light of the above, the development of the site for residential use is considered acceptable in principle, subject to compliance with the other relevant material considerations set out below.

### **Visual Impact**

The design, appearance, layout and scale of the scheme are reserved for future consideration and would be within the control of the Local Authority. This would therefore allow the Council to reject any future reserved matters scheme that would have an adverse impact in these respects. However, an indicative site layout plan has been submitted with the application that indicates the likely layout of any future development. As such a brief appraisal of the potential layout set out below:

The indicative site layout illustrates that 20 no. dwellings could be located on site through a main cul-de-sac of 16 no. units and a smaller private drive of 4 no. units at the south-eastern corner.

It is considered that a development scheme similar to this would form an appropriate design given the shape of the plot and the relationship it has with the adjacent residential streets. As such the application site is considered to be of a scale capable of accommodating circa 20 no. units without leading to overdevelopment of the plot; and further, a layout similar to that illustrated would ensure the new street sits comfortably at the edge of the settlement between the existing residential streets to the south and the open countryside to the north.

It is subsequently considered the general redevelopment of the plot in manner comparable to that illustrated would not result in a detrimental impact upon the character and appearance of the site or the surrounding area. It is however acknowledged that the submitted details are for indicative purposes only and that this issue would be given further careful consideration at any future reserved matters stage.

### **Residential Amenity**

Whilst it is accepted that any development at the site would inevitably result in a degree of impact to the amenity and privacy standards currently enjoyed by existing surrounding residents, it is considered that a site layout similar to that illustrated would allow sufficient distance between any new properties at the site and the existing residential properties in the locality to ensure that any potential impact would not be significant enough to warrant refusal of the application.

The application site is located at a higher ground level than the existing residential properties to the south, however, the indicative site layout illustrates that a minimum distance of approximately 21m could be achieved between the rear elevations of the new properties and the rear elevations of the existing dwellings along Gelli Fedi Rise. Furthermore, a landscape buffer of trees and hedgerow would be established between the existing dwellings and the new development which would provide a degree of privacy.

An area of open space and a landscape buffer would also be installed at the northern boundary of the site separating it from Gelli Fedi Farm beyond. As such a minimum separation distance of over 40m could be provided between the nearest new property at the site and any building within the farmstead which is considered acceptable to ensure no undue impact would occur.

It is therefore considered that there is sufficient space within the site to ensure a layout could be produced that would accommodate circa 20 no. units of the scale and orientation illustrated without resulting in a significant impact upon the amenity and privacy standards currently enjoyed by the occupiers of the existing properties to the south and the farm to the north; and also the amenities of new properties closest to adjacent the farm. It is noted however that the layout submitted is for indicative

purposes only at this stage and that this issue would be given further careful consideration at any future reserved matters stage.

## **Highway Safety**

Following consideration of the scheme the Council's Transportation Section has no objection to the proposal, subject to a number of relevant conditions being added to any consent.

In their assessment of the scheme the Transportation Section commented that the indicative site layout indicates a private shared access serving 4 no. dwellings at the south-eastern corner of the site and an adoptable access and internal circulation road serving the rest of the site, both off Gelli Fedi Rise. Both proposed access points would be acceptable, in principle, subject to detail design in compliance with the relevant technical design standards. Therefore, as the application is made in outline with all matters reserved, the final design of the proposed means of access and circulation can be addressed at reserved matters stage.

With respect to parking, the Transportation Section noted that as the layout is indicative in nature, it lacks sufficient detail with regard to off-street parking provision. Furthermore, the submitted information is insufficient to determine the developments off street parking requirement. However, there is sufficient space within the site to ensure that each unit has the required number of off-street parking spaces, which would be assessed at reserved matters stage, and as such there is no objection in this respect.

In light of the above highway assessment, it is considered that an appropriate scheme could be produced which would ensure that the proposed development would not result in a detrimental impact upon pedestrian and highway safety in the vicinity of the site. The application is therefore considered acceptable in this regard, subject to the conditions detailed below.

## **Ecology**

As set out above, it is noted that the scheme originally proposed 22 no. dwellings on site, however, a number of concerns were raised with regard the potential removal of hedgerow along the site boundary at Gellifedi Road, and the subsequent potential impact upon dormice. As such, an amended indicative site layout plan, supported by updated ecology surveys, were submitted on 17/02/21 whereby the number the units was reduced to 20 no. to allow for an area at the north-eastern corner of the site to be retained as open grassland, existing hedgerows around the site retained and enhanced and new hedgerows installed around the remainder of the site, including a 2m buffer zone between any devolvement and the hedgerows.

Following consideration of the amended plan and updated ecology surveys the Council's Ecologist commented that the surveys have been undertaken to appropriate standards and the conclusions are reasonable. The hedgerow and grassland mitigation measures are significant improvements to that originally proposed and would provide adequate mitigation at the site. As such, no objections are raised but a number of conditions are suggested to ensure that the mitigation/enhancement

measures suggested in the submitted report are implemented on site; and it is also considered that the reptile mitigation areas, the hedgerows and buffer zones along the west, north and east boundaries of the site will have to be managed in perpetuity. As such it is also suggested the applicant would have to enter into a Section 106 agreement with the Council to secure the on-going species and habitat management commitment.

It is also noted that no concerns were raised by NRW following assessment of the scheme.

### **Drainage and Flood Risk**

It is noted that an objector has raised concerns in respect of surface water flooding. However, following consultation, no objections have been raised by the Council's Flood Risk Management (FRM) section.

During their assessment of the scheme the FRM section commented that the applicant has not provided any site drainage details with the application and consequently it is difficult to assess the potential impact of the proposed development in respect of drainage/flood risk, however, it is considered that an acceptable drainage scheme could be implemented at the site that would overcome any concerns. Therefore, no objections are raised but it is suggested a condition be added to any consent requiring full site drainage details be submitted to and approved by the Local Planning Authority prior to any development works starting on site.

Whilst the comments of the FRM section are appreciated, the proposed development works would have to gain separate Sustainable Drainage Systems (SuDS) approval from the Council as the Sustainable Drainage Approval Body (SAB) prior to any development works taking place. This process would ensure no drainage/flood risk issues would arise and it is therefore considered the suggested condition is not necessary. Instead an informative note to this affect is suggested.

Dwr Cymru Welsh Water (DCWW) outlined concerns that the public sewerage system in the locality is currently at capacity, but that they have been liaising with the applicant in respect of removing surface water from the public sewer network in order to accommodate the foul flows from the proposed development. They noted that this approach would ensure that there is no net increase in volume of flows communicating with the public sewer network, and subsequently there should be no further detriment to the public sewer network downstream of the development. As such they have no objection to the proposal but request condition be attached to any consent as a means of exercising control over the development and ensuring the implementation of an acceptable solution in advance of the communication of foul flows to the public sewer network. It is considered this condition is both necessary and reasonable and is therefore set out below.

### **Historic Mining Activities**

The application site lies within a defined Development High Risk Area and consequently there is a potential for historic mining activities to have an impact upon any future development at the site. In light of this issue a Geotechnical and Geo-

environmental Site Investigation (SI) report has been submitted in support of the application and consultation with the Coal Authority (CA) undertaken.

The CA commented that coal seams (Hafod and Lower Pinchin) of workable thickness outcrop within the south-eastern part of the site and that they may have been historically worked at shallow depths by illicit means. Further, the SI report which accompanies the planning application identifies that there is a potential risk of mining related ground instability at the site as a result of unrecorded shallow workings in these seams.

In light of this issue the SI report recommends that intrusive ground investigations are required on site prior to any development works commencing in order to conclusively determine the exact ground conditions.

The CA concurs with the conclusions/recommendations of the SI report and raises no objection to scheme subject conditions being added to any consent requiring the ground investigations be undertaken prior to any development works taking place.

## **Public Health**

The Public Health and Protection Division have no objection to the scheme but suggest a number of conditions be attached to any consent in relation construction noise, waste, dust and lighting. Whilst these comments are appreciated, it is considered that construction noise, waste, dust and lighting matters can be more efficiently controlled by other legislation. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

## **Other Issues**

It is noted that no objections were received from the Council's Waste Services section, Wales and West Utilities, Western Power Distribution, South Wales Police or South Wales Fire and Rescue Service, subject to standard conditions and advice.

## **Neighbour Consultation Responses**

Where the issues raised by the objectors are not addressed above, the following additional comments are offered:

- *There are already anti-social behaviour issues in the area. Building further houses would only add to the current problems.*

Whilst these comments are acknowledged, no evidence has been offered to substantiate this view and in any case, any present issues caused by the behaviour of existing local residents has no bearing on the behaviour of potential future occupiers. As such this issue cannot be taken into consideration during the determination of this application.

- *A street made up of solely social housing would not complement the area. It should consist of a mix of private and social properties.*

The scheme has been submitted in outline with all other matters reserved for future consideration. As such the tenure of the proposed units is not yet known. Members are advised however that in accordance with Policy SSA12, at least 20% of all units on site would have to be made available as affordable units.

### **Section 106 Contributions / Planning Obligations**

Section 106 (S106) of the Town and Country Planning Act (as amended) enables Local Planning Authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6<sup>th</sup> April 2010, states that a planning obligation, under S106, may only legally constitute a reason for granting planning permission if it is:

- necessary to make the development acceptable in planning terms
- directly related to the development, and
- fairly and reasonably related in scale and kind to the development

PPW advises that contributions from developers may be used to offset negative consequences of development, to help meet local needs, or to secure benefits which will make development more sustainable. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the LDP and the Council's SPG: Planning Obligations.

In this case the developer would be required to enter into a S106 agreement with the Council for the following:

- Affordable Housing – the provision of at least 20% of the units on site as affordable housing in line with Policy SSA12 of the LDP.
- Ecology/Landscape – the delivery of a Tree/Hedgerow, Landscape Buffer and Ecology Habitat Mitigation/Management Plan, to be maintained in perpetuity.

It is considered that these requirements meet all of the above tests and are compliant with the relevant legislation. Members are also advised that the applicant has agreed to these terms.

### **Community Infrastructure Levy Liability**

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31<sup>st</sup> 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 3 of Rhondda Cynon Taf's residential charging zones where a £85 / m<sup>2</sup> charge is applicable.

## **Conclusion**

Whilst it is acknowledged the development would alter the current, semi-rural character and appearance of the site, it is not considered the potential visual impact would be so significant as to warrant refusal of the application. Furthermore, it is considered that the site is capable of accommodating circa 20 no. dwellings without resulting in a significant impact upon the amenity and privacy standards currently enjoyed by the nearest surrounding residents or highway safety in the vicinity of the site.

It has also been demonstrated that the impact of the scheme upon ecology can be appropriately mitigated.

The proposed development therefore complies with the relevant local and national planning policies and is considered acceptable. The application is therefore recommended for approval, subject to the S106 agreement set out above and the conditions detailed below.

## **RECOMMENDATION:** Approve, subject to Section 106 Agreement

1. (a) Approval of the details of the access, layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
  
(b) Plans and particulars of the reserved matters referred to in (a) above relating to the access, layout, scale and appearance of any building to be erected and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.  
  
(c) Applications for the approval of reserved matters shall be made before the expiration of 3 years from the date of this permission.  
  
(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with 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 plans ref:
  - JPW1319-001 – Site Location Plan

- JPW1319-002 Rev. A – Illustrative Concept Plan

and documents received by the Local Planning Authority on 05/08/20, 20/08/20, 20/10/20 and 17/02/21 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. Notwithstanding the submitted plans, no development shall commence on site until full engineering design and detail of the proposed adoptable access and internal roads off Gelli Fedi Rise have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the beneficial occupation of any dwelling.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhonda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted plans, no development shall commence on site until details indicating the layout and construction of the proposed private shared access off Gelli Fedi Rise have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to the beneficial occupation of any dwelling.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhonda Cynon Taf Local Development Plan.

5. No development shall commence on site, 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, but not be limited to:

- i. the means of access into the site for all construction traffic
- ii. the parking of vehicles of site operatives and visitors
- iii. the management of vehicular and pedestrian traffic
- iv. loading and unloading of plant and materials
- v. storage of plant and materials used in constructing the development
- vi. wheel cleansing facilities
- vii. 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 Rhonda Cynon Taf Local Development Plan.

6. All HGV deliveries during the construction period shall only take place between the hours of 09:00am and 16:30pm on weekdays to and from the site.

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

The Developer shall provide the occupier of each dwelling with a Travel Plan / Welcome Pack which should contain the following, but not be limited to:

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

Reason: To ensure reduction of road traffic and promotion of sustainable modes of travel in accordance with the sustainable development principles of Planning Policy Wales and the Rhondda Cynon Taf Local Development Plan.

7. A Safe Routes in Communities Assessment shall be carried out in accordance with the relevant Local Authority Road Safety Officers' Association (LARSOA) guidelines, Learner Travel and Active Travel (Wales) Guidance (2014) and be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved mitigation measures required shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of any dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure reduction of road traffic and promotion of sustainable modes of travel in accordance with the sustainable development principles of Planning Policy Wales and the Rhondda Cynon Taf Local Development Plan.

8. No development shall commence on site, including any works of site clearance, until:

- i. An assessment of the impact of the foul flows from this development on the public sewerage network has been undertaken by Dwr Cymru Welsh Water, with confirmation that sufficient capacity is available, or
- ii. A surface water trade-off on the public sewerage network, offsetting the proposed foul flows from the development against the removal of exiting surface water flows has been undertaken by the developer,

and verified by Dwr Cymru Welsh Water and the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewage system and pollution of the water environment, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall commence on site until a scheme of intrusive site investigations has been carried out and the results submitted to and approved in writing by the Local Planning Authority. Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full prior to any development works commencing. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To establish the risks posed to the development by past coal mining activity and ensure that the site is made safe and stable for the development proposed. 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.

11. Prior to the occupation of any dwelling, 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 and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the past coal mining activity.

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.

12. No development works shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

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

13. 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 completion of the development; and any trees or plants which within a period of 5 years from the completion of the development site die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

14. No development works shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments to be erected. The boundary treatments shall be completed before beneficial occupation of each associated dwelling. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

15. No development shall commence on site until full details of all hedgerow retention, mitigation and enhancement, nesting bird and reptile, and other species and habitat mitigation, as set out in Section 4 – Recommendations and Mitigation of the Ecological Services Limited Preliminary Ecology Survey (February 2021) and the RPS letter of 17/2/2021, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved mitigation measures thereafter.

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.