

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2014-2015**

**DEVELOPMENT CONTROL  
COMMITTEE  
19 FEBRUARY 2015**

**REPORT OF: SERVICE DIRECTOR  
PLANNING**

	<b>Agenda Item No.8</b>
<b>APPLICATION NO: 13/0218 – DEMOLITION OF WORKSHOPS AND CONSTRUCTION OF 6 NO. LINK HOUSES ON LAND AT BRONALLT TERRACE, ABERCWMBOI, ABERDARE.</b>	

**1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the above planning application.

**2. RECOMMENDATION**

That Members approve the application.

**3. BACKGROUND**

This application was originally reported to the Development Control Committee of 15<sup>th</sup> August 2013 and a copy of the original report is attached as **APPENDIX A**. At that meeting Members were minded to approve the application subject to the applicant entering into a Section 106 Agreement to make a transport tariff contribution towards improving the strategic highway network (minute 55(5) refers). Despite progress being made, the applicant requested that the matter be held in abeyance due to ill health and the Section 106 Agreement has not been progressed.

As Members will be aware the Community Infrastructure Levy (CIL) was introduced by the Council on December 31<sup>st</sup> 2014. CIL is now the means by which the Council secures contributions for infrastructure improvements. Under the relevant Regulations a Section 106 Agreement can no longer constitute a reason for granting planning permission to the extent that the obligation provides funding for infrastructure which will be funded by CIL.

This site is within Zone 1 where there is a £0 charge for residential development and therefore there is no contribution required in this case and it would be unlawful to pursue the previous contribution requested.

Having regard to the previous resolution and the advice given above, Members are requested to approve the application without the requirement for the transport tariff contribution.

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**APPENDIX A**

**APPLICATION NO:** 13/0218/10 (BJW)  
**APPLICANT:** Jack Arnolds Garage  
**DEVELOPMENT:** Demolition of workshops and construction of 6 no. link houses with parking  
**LOCATION:** GARAGE, BRONALLT TERRACE, ABERCWMBOI, ABERDARE, CF44 6BP  
**DATE REGISTERED:** 05/03/2013  
**ELECTORAL DIVISION:** Aberaman South

**APPLICATION DETAILS**

Full planning permission is sought for the demolition of various garage buildings and the construction of 6 link houses with parking at an existing spraying and repair garage on Bronallt Terrace, Abercwmboi, Aberdare, CF44 6BP.

The proposal would consist of 2 blocks of a link of 3 houses with a centrally located private drive access to 6 parking spaces and a communal turning area. Each dwelling would measure 4.9m in width by 7.5m in length by 4.9m in height to the eaves and 7.4m in height to the ridge of the roof. The properties would be finished in smooth render with facing brick soldier courses and grey concrete roof tiles and would consist of a lobby; W.C.; living room, kitchen/dining room at ground floor and 3 bedrooms and a bath room at first floor level. The dwellings would be set back from the pavement and have small front gardens and patios with rear garden areas.

**SITE APPRAISAL**

The site is roughly rectangular in shape located off an access lane to the rear of John Street, Abercwmboi, Aberdare. The site has an area of approximately 0.05 hectares has a site frontage, onto Bronallt Terrace, of 32m and is relatively flat.

The site is located at a lower level than adjacent properties located to the south west of the site. There is currently a single storey commercial building on the south-east boundary and another single storey in the north west boundary of the site. The first building has a mixture of stone, rendered and un-rendered block work and a box profile sheet roof. The building is of a visually poor appearance but appears structurally sound and there is evidence of graffiti and vandalism. The second building is a portal frame building clad with box profile steel sheets. The remainder of the site has some tipping and there is also evidence of the burning of waste on site.

**PLANNING HISTORY**

08/1824	Car Spray service, Bronallt Terrace, Abercwmboi, Aberdare	4 pairs of semi detached dwellings.	Refused 09/02/09
78/0380	Car Spray Services, Bronallt Terrace, Abercwmboi,	Proposed erection of a building to store damaged vehicles	Granted 19/07/78

Aberdare

76/0381	Car Body Repair Garage, Bronallt Terrace, Abercwmboui, Aberdare	Extension of car parking area	Granted 07/09/76
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## PUBLICITY

The application was advertised by neighbour notification letters and site notices. No responses have been received.

## CONSULTATIONS

Transportation Section – no objection subject to conditions. Based upon the requirements set out in the RCT’s Supplementary Planning Guidance *Delivering Design and Placemaking: Access, Circulation & Parking Requirements* and *Planning Obligations* documents, the Developer would be required to enter into a legally binding agreement (S106 of the Town and Country Planning Act) to make a transport tariff contribution towards improving the strategic highway. The transport tariff rates applicable for the proposed development are as follows: -

Residential 3/4/5 + bedrooms      £3,008 / unit x 75% Level 2 tariff

6 x £2256 = £ 13536

The Transport Tariff Contribution should be paid prior to works commencing on site.

Land Reclamation and Engineering – no objection subject to conditions.

Public Health and Protection Division - no objection to the application, subject to conditions relating to hours of operation during construction and the requirement to undertake survey and possible remediation works to investigate potentially contaminated former land uses.

Natural Resources Wales – considers that the controlled waters at this site are of high environmental sensitivity as situated on Secondary A aquifer and contamination is known/strongly suspected at the site due to historic use as a garage/workshops.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Dwr Cymru/Welsh Water - no objection subject to conditions.

Western Power Distribution – no response has been received within the consultation period.

Wales and West Utilities – no objection, but apparatus may be at risk during construction works and should the planning application be approved then Wales and

West Utilities would require the promoter of these works to contact us directly and discuss our requirements in detail. Should diversion works be required these will be fully chargeable.

South Wales Fire and Rescue Service – no objection, advice is offered in terms of the provision of adequate water supplies for fire fighting purposes and adequate access for fire fighting appliances.

## **POLICY CONTEXT**

### Rhondda Cynon Taf Local Development Plan.

The application site is identified as within the settlement boundary of Abercwmboi and is unallocated.

Policy AW2 – requires new development to be in a sustainable location.

Policy AW5 – specifies criteria for new development. It requires new development to have an acceptable impact on the character and appearance of the site and surrounding area and no significant impact on the amenities of neighbouring occupiers. It also requires development to be of sustainable design with good accessibility.

Policy AW6 – outlines types of development criteria that will be supported, including the following:

- A high standard of design;
- Design appropriate to the local context;
- An integrated mixture of uses appropriate to the scale of the development; and
- An efficient use of land.

Policy NSA12 – states how development in the Northern Strategy Area will be permitted within the defined settlement boundaries where it can be demonstrated that:

- The proposed development does not adversely effect the provision of open space;
- The proposed development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, on foot or by cycle;
- The proposed development does not adversely affect the provision of car parking in the surrounding area; and
- Where sites are contaminated or subject to land instability, adequate remediation can be achieved.

### National Guidance

#### Planning Policy Wales

Paragraph 3.1.2 states that applications for planning permission, or for the renewal of planning permission, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate

otherwise. Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government and the UK Government. All applications should be considered in relation to up to date policies.

Paragraph 3.4.3 states that when a new building is proposed, an existing building is being extended or altered, or a change of use is proposed, developers should consider the need to make it accessible for all those who might use the building. The appropriate design and layout of spaces in between and around buildings, including parking provision and movement routes, is particularly important in ensuring good accessibility. The preparation of access audits may be useful in any assessment of accessibility.

Paragraph 4.8.2 states that many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

- in and around existing settlements where there is vacant or under-used land, commercial property or housing;
- in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;
- which secure land for urban extensions, and;
- which facilitate the regeneration of existing communities.

Paragraph 4.10.2 states that good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals.

Paragraph 4.10.9 states that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.

Paragraph 8.4.2 states that car parking provision is a major influence on the choice of means of transport and the pattern of development. Local authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past. Minimum parking standards are no longer appropriate.

Paragraph 9.3.3 states that insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

Paragraph 9.3.4 states that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity.

## **PLANNING CONSIDERATIONS**

The application site comprises an existing property within the settlement boundary of Abercwmboi as defined in the Local Development Plan. In such circumstances development or re-development is normally permitted unless material considerations indicate to the contrary. In that the proposal is for the development of a total of 6 dwellings that would replace the existing garage use, the main considerations are the suitability of the site for the development of dwellings, the impact on the neighbouring properties, the effect on the character and visual amenity of the area and the effect on highway safety.

With regard to the suitability of the site for the residential development, it is considered that the site is of adequate and suitable dimensions to accommodate a development of the size and scale that is proposed. The site is of a size that would allow acceptable levels of parking and pedestrian movement around the dwellings. The buildings would be a modern version of the traditional terraced properties that are prevalent in the area and are of a similar scale, design and appearance to existing neighbouring properties.

The use of the site for six dwellings would be suitable and appropriate to the prevailing uses in the area that are also residential. Furthermore, the intensified use of the site would be a more productive use of this generous plot of land and would add to the housing supply in the area. Therefore, the construction of a six new dwellings is considered to be a positive development. Consequently, it is considered that the proposal is acceptable in this regard.

In terms of the impact on neighbouring properties the development is considered to be of an appropriate scale, layout and design in relation to the adjoining properties that would not adversely affect the amenity of neighbouring properties. The dwellings would have a modest set back from the existing footway and would not therefore protrude beyond the rear building line of existing properties to any significant degree. Additionally, there are no side facing windows proposed in the rear end of the properties and no objections have been received from neighbouring properties in terms of privacy or amenity issues. Consequently, it is considered that the development is acceptable in this respect.

With regard to the effect on the character and visual amenity of the area the proposed dwellings are considered to integrate successfully within the existing pattern of development and be of a design that is appropriate to their setting. It is considered that the character and appearance of the dwellings would be in keeping with the traditional terraced dwellings, particularly the terraced properties to the east of the site on Bronallt Terrace, those in the immediate locality and wider surrounding area. Consequently, the proposed development is considered to be acceptable in this regard.

With regard to the effect on highway safety the Transportation Section has raised no objection to the application, subject to conditions and the levy of a Transport Tariff. It is considered that the levels of parking and access arrangements would be acceptable for a development of this nature and the requirement of the Transport Tariff is considered necessary towards improving the strategic highway network in accordance with the Council's Supplementary Planning Guidance. Therefore, the development is considered to be acceptable in this respect.

The comments of Natural Resources Wales are acknowledged and due to the sensitive nature of controlled water within the vicinity of the site it is considered reasonable and necessary to include their suggested conditions.

In conclusion the proposed development is considered to be of an acceptable scale and design and, has acceptable levels of car parking. The setting of the proposal is considered to be sympathetic to the existing pattern of development and would not be detrimental to the existing levels of amenity of neighbouring properties, the visual amenity of the area or highway safety. Therefore, the proposal does not conflict with the provisions of the Local Development Plan.

As a result of the above report, the application is recommended for approval.

## **RECOMMENDATION**

Approve, subject to conditions and to the applicant entering into a Section 106 Agreement the Heads of Terms of which are set out below:

### Heads of Terms

That the applicant enters into an agreement to make a transport tariff contribution towards improving the strategic highway network at a rate of:

6 no. Residential 3/4/5 + bedrooms                      £3,008 / unit x 75% Level 2 tariff

6 x £2256 = £ 13536

### **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 amended/revised plan(s) received by the Local Planning Authority on 09/04/2013.

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

3.        Prior to the commencement of development, a detailed site investigations report shall be submitted to and approved in writing by the Local Planning Authority. The report should be sufficiently detailed to establish if any ground precautions are necessary in relation to the proposed development and the precautions that should be adopted in the design and construction of the proposed development in order to minimise any damage which might arise as a result of ground condition. The development, hereby permitted, shall be carried out in accordance with the approved site investigations report.



Reason: The site may be unstable and as such a stability report is required in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no windows or roof lights (other than any hereby permitted) shall be installed above ground floor ceiling height on the East elevation without the prior express permission of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) 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 and AW6 of the Rhondda Cynon Taf Local Development Plan.

6. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) 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: 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.

7. Notwithstanding the submitted details building operations shall not be commenced until details of the boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The development shall accord 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.

8. Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

9. Construction works on the development shall not take place other than during the following times:
- i) Monday to Friday 0800 to 1800 hours;
  - ii) Saturday 0800 to 1300 hours;
  - iii) Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

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

11. No dwelling 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 AW10 of the Rhondda Cynon Taf Local Development Plan.

12. Before the development is brought into use the means of access, together with the parking and turning facilities, shall be laid out in accordance with the approved plan number 2322 **NB La received** on 8<sup>th</sup> April 2013 and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development commencing on site.

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

13. Prior to the development being brought into use, a vehicular footway crossing shall be provided in accordance with details to be submitted to and approved in writing by the Local planning Authority prior to any development on site commencing.

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

14. Surface water run-off from the proposed development shall not discharge

onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

16. 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 interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

17. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme (referred to in Condition 16) 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.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

18. 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 work recommencing.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

19. Each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5<sup>th</sup> Edition) November 2012.

20. Unless otherwise agreed in writing by the Local Planning Authority, construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5<sup>th</sup> Edition) November 2012.

21. Prior to the occupation of each individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5<sup>th</sup> Edition) November 2012.

22. Prior to each phase of development approved by this planning permission no development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: This site is on a Secondary A aquifer and there is a high priority surface water feature within a 100m of the site. The previous use of the site as a car spray/repair garage may have resulted in contamination below the site and therefore may pose a risk to the important groundwater and surface water receptors in accordance with Policy AW10 of the Rhondda Cynon Taff Local Development Plan.

23. No occupation of any part of the permitted development of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: If the site is found to be contaminated and a remediation strategy adopted it must be demonstrated that the remediation criteria relating to controlled waters have been met and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site in accordance with Policy AW10 of the Rhondda Cynon Taff Local Development Plan.

- 24. No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reasons: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site in accordance with Policy AW10 of the Rhondda Cynon Taff Local Development Plan.

- 25. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: The previous use of the site as a car spray/repair garage may have resulted in contamination of the soil and or groundwater below the site. This may be confined to hotspots within the site and therefore may not be detected during the site investigation but may be found during the development in accordance with Policy AW10 of the Rhondda Cynon Taff Local Development Plan.

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**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**DEVELOPMENT CONTROL COMMITTEE**

**19 FEBRUARY 2015**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATION NO: 13/0218 –  
DEMOLITION OF WORKSHOPS  
AND CONSTRUCTION OF 6 NO.  
LINK HOUSES ON LAND AT  
BRONALLT TERRACE,  
ABERCWMBOI, ABERDARE.**

**OFFICER TO CONTACT**

**MR B WORTHINGTON  
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See Relevant Application File

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