

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2015-2016**

**DEVELOPMENT CONTROL  
COMMITTEE  
15 OCTOBER 2015**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	Agenda Item No. 7
<b>APPLICATION NO. 15/0474/16 RESIDENTIAL DEVELOPMENT OF 225 HOMES WITH PARKING AND OPEN SPACE (RESERVED MATTERS). LAND AT PARC EIRIN, WILFRIED WAY, TONYREFAIL</b>	

**1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the application for approval of reserved matters.

**2. RECOMMENDATION**

To approve the application in accordance with the recommendation of the Service Director, Planning subject to the conditions and recommendations set out in the earlier report to Members.

**3. BACKGROUND**

This application was originally reported for the consideration of Members at the meeting of the Development Control Committee held on 20<sup>th</sup> August 2015 with a recommendation that the reserved matters be approved subject to conditions (copy of that report forms **APPENDIX A** to this report). At the meeting Members resolved to defer determination of the application in order to receive further reports in respect of the following matters: –

1. The effect of the proposals on the ecology of the site
2. Further justification of the use of three storey homes in the development.
3. The use of swales as a means of drainage for the development; and
4. The consultation response of the Police Authority.

Minute no. 55(2) refers; and these matters are addressed in turn below.

**Ecology**

Members were particularly concerned at the likely impact of the proposed development on the ecology of the site and in particular made reference to the

impact of the proposals on the habitat of the Marsh Fritillary Butterfly that any development of the site might have, making specific reference to reports submitted in 1997 as background documents to planning application 97/2041. The reports referred to were prepared by Richards Moorhead Laing Ltd and comprised two botanical surveys and a marsh fritillary survey. The surveys revealed that the area of the current application site was at that time supporting Devil's Bit Scabious (the larval food plant of the Marsh Fritillary Butterfly) and would at that time have provided good habitat, notwithstanding the damage that a grassfire on the site had caused the previous year.

However in reporting application 97/2041 to Members the case officer made the following comments:–

*“It is the opinion of my ecologist that the greater part of the site's nature conservation value will be lost to development (to both the current application and previous planning approvals). However well executed, the amelioration provided by the translocation package will at best be small and will in no terms off-set the overall loss of habitat which will be of regional significance (including the loss of a significant Marsh Fritillary colony).”*

However in concluding on the ecological impact of that application the case officer commented as follows:–

*“The gain to the public interest by the execution of the whole scheme, including the provision of a large site suitable for major employment - generating development, will outweigh those features of the project which are less obviously positive. The provision of mitigation measures weighs further in the balance in favour of the development.”*

In light of these comments and while recognising that application 97/2041 would have some negative ecological impacts, Members at the time agreed with the officers conclusion that on balance the proposals should be allowed given their potential benefits of delivering substantial opportunity of employment and that the application would provide some mitigation that earlier consents that were extant at that time would not have.

As the remodelling of the site that application 97/2041 allowed was subsequently undertaken the Marsh Fritillary Butterfly habitat was destroyed. Subsequent applications on the site have been supported by updated ecological information for the site most recently in 2015, which reveals that the Marsh Fritillary Butterfly is not present on site and established that whilst natural flora and fauna had to some extent re-colonized the site (hence the recommendation of condition 9 in the original report to Members) it possess nothing of any more than local value.

Furthermore, through the 1997 application and subsequent consents in and around this site the Council has been able to secure through section 106 agreements two fields adjacent to Waldron's within the Rhos Tonyrefail SSSI as habitat for the Marsh Fritillary Butterfly and consenting to this application will help to secure the use of the remaining areas of land for that purpose.

## **The Use of Three Storey Homes**

Regarding the concern expressed with regard to certain three storey elements within the development Members are advised that it is not uncommon to have three storey units on developments of this size. It is necessary to maintain a mix of units to provide a sustainable community and from a design perspective it is often encouraged (the Council's Urban Design officer supports the adopted approach), to provide variety and character to the layout. Such buildings are appropriate to the overall design in that they provide strong key corner focal buildings which address the public realm and are in context with the overall design philosophy of the development.

In this case one is located at the secondary site entrance with the other two along the central corridor which links the two areas of open space.

The two blocks (plots 59-67 & 72-80) are on the ends of a perimeter block with two pairs of houses in between. The ridge height of the flats is only 1100mm higher than the two and half storey houses in the same street scene. Whilst they may be three stories they do not dominate the scheme in any way, (Members attention is drawn to the street elevations in the presentation).

These flats form relatively modest blocks only housing 9 flats in each block.

The reserved matters currently under consideration are of a similar scale to that promoted at outline stage maximum storey height in this scheme being 3 storeys. There are fewer larger blocks contained in the proposed scheme compared to the masterplan promoted at outline stage because of a greater emphasis on family housing. Unit numbers are reduced from an anticipated 250 at outline stage to 225 proposed in this application. This is again due to greater emphasis on family housing, smaller blocks of development as a result of the revised parking strategy and a greater amount of open space.

The three storey blocks provide the one bedroom accommodation as the overall development seeks to provide a full range of accommodation.

## **The Use of Swales as a Drainage Mechanism to Serve the Development**

The surface water drainage strategy follows the SUDs hierarchy which sets out means of disposal in order of preference, where infiltration is the first and preferred option, disposal to watercourse the second preference with disposal to sewer only being considered if the first two options have been explored and exhausted without success.

The ground investigation prepared in respect of the development established that the infiltration characteristics of the underlying soils were not suitable for the use of soakaway (i.e. infiltration). The proposal is therefore to discharge surface water to existing watercourses within and adjacent to the development.

The applicant advises that the peak discharge rate of the surface water system will be restricted to the pre development greenfield runoff rate. The

surface water sewer system will be subject to adoption by Welsh Water and will include attenuation storage sufficient to accommodate a 30 year rainfall event. That adoptable attenuation storage will be achieved in underground offline tanks. In addition to the adoptable attenuation, further storage will be provided sufficient to contain a 100 year rainfall event plus 30% allowance for climate change. Following discussions with officers of Rhondda Cynon Taf's Land Drainage Section, it is proposed that the additional storage will be in the form of open channels (swales, as referred to by Members).

As indicated above the site was formed into development plateaux prior to 2006. As part of that process drainage grips were introduced to convey surface water runoff until the plateaux were further developed. Officers of the Land Drainage Section have advised that the nature of the grips to the perimeter of the site are such that they should be considered watercourses and therefore remain. No flow has been observed in the existing channels during site visits and the catchment area that would provide runoff into those grips would be removed by virtue of positive drainage serving the residential development. There is no contribution to these grips from catchment beyond the proposed development site.

The requirement to maintain watercourses to the perimeter of the site has been respected by relocation and remodelling in a way such that they perform the function of both watercourse and storage facility. The development would only discharge surface water to these channels when a one in 30 year rainfall event is exceeded. Base flow in these watercourses will be negligible.

These normally dry channels will be a maximum of 1.0m deep and gradient of the slopes will be 1:4. They will be vegetated.

### **The Consultation Response Form the Police Authority**

Due to an oversight on the part of the report author the comments of the Police Authority were omitted from the original report. In their consideration of this issues Members are advised to keep in mind that very often the views of the Police Authority would be at odds with those of other consultees such as the Transportation Section or the Urban Design Officer and the objective of the planning process is to strike a balance between these competing requirements which the current submission does. Members are advised that the Police Authority have identified five key considerations in respect of the proposal as follows with explanatory commentary on how well the proposals address the requirement beneath.

*Avoid an overly permeable network. Access should reflect local needs balancing connectivity and security.*

The development has an identifiable hierarchy of streets and the layout has been designed with all areas of public open space and footpath routes being overlooked by houses or flats and overall, the proposal strikes a good balance between improved connectivity and the security of the proposed development.

*Create a legible hierarchy of streets guiding traffic away from secondary routes on to primary routes.*

The hierarchy of streets within the site has been devised in consultation with the Transportation Section and Urban Designer and presents a clear and legible hierarchy with one through route branching on to smaller estate roads and private drives. The through route is the principal road on site and has two points of access/egress to properly facilitate a bus route through should such a service be provided.

*Avoid detached or segregated routes for different traffic use*

Other than in the provision of appropriate overlooked links to the established public footpath network all routes are shared and appropriately traffic calmed.

*Avoid lanes and alleyways*

The scheme does not involve the creation of lanes and alleyways

*Ensure routes are overlooked by active frontages*

All routes through the site, including the footpath links, are overlooked by active frontages.

In addition to satisfying the key requirements of the Police Authority through the proposed layout design, the applicants point out that due to the high amount of social housing that the development will involve they will also be obliged to meet the requirements of secured by design with regard to such issues as the strength and locking mechanisms to be used on doors and windows, the provision of external service metres etc.

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**APPENDIX A**

**APPLICATION NO:** 15/0474/16 (GD)  
**APPLICANT:** Parc Eirin Development Company Ltd  
**DEVELOPMENT:** Residential development of 225 new homes with associated parking and open space. Reserved matters of access, appearance, landscaping, layout and scale sought as part of this submission.  
**LOCATION:** LAND AT PARC EIRIN, WILFRIED WAY, TONYREFAIL, CF39 8JS  
**DATE REGISTERED:** 10/04/2015  
**ELECTORAL DIVISION:** Tonyrefail West

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**RECOMMENDATION:** Approve

**REASONS:**

The principle of the proposed development has been established by the grant of outline planning permission under application 05/1017 and its subsequent renewal under planning application 13/0350.

In terms of the reserved matters detail seeking approval the proposed development is considered acceptable and allowing the application would represent the next step in delivering a substantial amount of affordable housing in the locality.

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**APPLICATION DETAILS**

The application seeks approval of reserved matters for the residential element of the Parc Eirin development. The application seeks consent for the construction of 225 dwellings on the site comprising 27no. one bedroom units, 71no. two bedroom units and 127no. three bedroom units.

The accommodation will be comprised in the following

- 27no. flats comprised in three 3 storey blocks of nine flats each. (FL15 type)
- 18no. two storey three bedroom corner houses.(HT18 type)
- 34no. two storey three bedroom houses.(HT12 type)
- 50no. two and a half storey three bedroom houses.(HT4RF & HT4B types)
- 2no. two storey three bedroom houses (HT3RF & B types)
- 23no two storey three bedroom houses (HT2RF,G-RF & B types)
- 59no. two storey two bedroom houses (HT1RF & B types)
- 12no two bedroom flats over garages (HT10- B, A-RF & A-B types)

The variation within the house types described in the codes attached to the house types above relate to the finishes and the introduction of some variety into such features as gables dormers and semi dormers, Dummy chimneys, windows, bay windows garage door and door finishes. The houses and flats will be built in a red multi facing brick with some key elevations finished in whole or part in a white

through coloured render. Roofs would be completed in either a grey or russet interlocking roof tile. Windows fascias and soffits will all be in white uPVC and all rainwater goods in black uPVC.

Access into the site will be derived principally from Wilfred Way on the southern boundary of the site approximately 150 metres west of the existing roundabout and it turns westward within the site to rejoin Wilfred way on the western site boundary. Beyond the principal access a series of streets and cul de sacs are formed to deliver the development. All roads will be finished in tarmacadam as will the footpaths that adjoin them and they will be built to adoptable standards. The exception to this will be the traffic calming features within the site that will be block paved as will be the highway service strip to the properties at the northern and western extremities of the site. All individual private drives to houses, parking spaces and parking courts will also be finished in tarmacadam.

The site has been laid out with two large areas of public open space and with a kitchen garden at its north western corner. The site benefits from good permeability within and through it with a total of five footpath links into the site on its northern and eastern boundaries where the local footpath network and cycle route adjoin.

A series of swales will also be developed along the northern and eastern boundaries of the site as part of the drainage strategy for the proposed development.

Being a reserved matters submission the application is accompanied by only a short explanation and justification statement

## **SITE APPRAISAL**

The site comprises approximately 8.5 hectares of the remaining 18.6 hectare plateau granted consent under planning application 97/2041; part of the upper plateau has already been built out by the Ensinger factory unit. The plateau runs east - west along the base of the Nant Eirin Valley in Tonyrefail.

Despite the reconfiguration of the land brought about by earlier planning consents, the landscape of the site is to some extent reclaimed by scrub and grassland, though it also still presents an engineered appearance both from a distance across the valley and close by the site. A recently developed Redrow housing development lies immediately west of the site.

Access in the form and extent of Wilfred Way has already been constructed to serve the Ensinger factory which occupies the higher north eastern plateau area, the intention is that this route which links directly with the Tonyrefail by pass will serve the proposed development.

## **PLANNING HISTORY**

13/0350 Variation of condition 1 of outline planning permission Approved  
05/1017 to extend the period of time allowed for the 01/04/14  
submission of reserved matters

05/1017 Proposed mixed industrial, residential and community Approved

	facilities (outline application)	12/04/10
97/2041	Extension to Parc Eirin Estate for B1, B2 and B8 development on to adjacent farmland with the diversion of the Nant Eirin and improvements to other land ownerships (translocation of habitat) and renewal of planning application 56/95/0657 (amendment to condition 1 on planning consent 56/93/0905) to permit excavation to a depth of 4m. at Gelli Hair'dd Uchaf Farm, Tonyrefail	Approved 12/06/98
96/0083	Construction of single carriageway roads and roundabouts	Approved 30/09/96
93/0222	Retail petrol filling station, shop, diner, car wash and parking area	Approved 29/06/93
93/0915	Construction of single carriageway roads and roundabouts	Approved 30/09/94
74/1265	Tipping of household refuse and building material	Refused 07/06/76
74/0075	Use of land for tipping purposes	Refused 06/11/74

#### Related applications

15/0473	Industrial development of 9272 sq m. GIA (Reserved Matters)	Approved 06/08/15
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#### **PUBLICITY**

The application has been advertised by means of press notice site notices and neighbour notification letters and this has resulted in the submission of two letters expressing the following objections and concerns.

- The proposed development would take place on open space that is currently enjoyed by residents.
- Its development would appear to be a contravention of the requirement to protect or enhance the environment including wildlife habitats, trees and woodland parks and gardens – it would adversely impact on wildlife.
- PPS 3 states that good design should contribute positively to making places better for people and that design which is inappropriate in its context or which fails to take opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.
- Consideration must also be given to sustainability as public transport within the area is limited and opportunities for walking are limited given the position of the site relative to the bypass with limited footpaths making this an unsafe option – allowing the development would only further isolate and limit access to the area.

- The proposal if allowed would have a detrimental impact on the visual and residential amenity of the area as well as its character, given the lack of infrastructure, the density of the proposals representing an overdevelopment of the site and the layout, design, external appearance and landscaping proposals being inappropriate.
- The proposal would result in more noise and smell in the area.
- Highway safety would be compromised by greater traffic generation, inadequate highway capacity and inadequate access, visibility and car parking provision which adversely affects pedestrians and cyclists.
- The proposals are contrary to relevant Council and Government planning policies.
- The proposals if allowed would result in a loss of value to existing properties.
- Article 1 of the Human Rights Act states that “a Person has the right to the peaceful enjoyment of all their possessions which includes their home and other land.”
- The proposals will result in greater use of the local footpath network.
- Works undertaken to date have been a source of distress to some residents and what is now proposed would take place on a much larger scale.

## **CONSULTATION**

Transportation Section – no objections subject to conditions.

Drainage – no objections subject to conditions.

Natural Resources Wales – no Response received within the statutory consultation period.

Dwr Cymru Welsh Water – no objections subject to conditions.

Countryside – indicate that there are no records of statutory protected species in the immediate vicinity of the application site.

Education – note that the education contribution will be through the Section 106 agreement secured through the grant of outline planning permission. In this case it will result in a contribution of £198,000 toward the improvement of school facilities in the Tonyrefail area there being 198 eligible dwellings in this scheme.

Rights of Way – acknowledge the presence of footpaths at the site boundaries and advise that they should be protected through the course of development.

## **POLICY CONTEXT**

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

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

**Policy CS4** – defines housing land requirements.

**Policy CS5** – requires the provision of affordable housing.

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

**Policy SSA 4** sets criteria for new residential and commercial development in Tonyrefail.

**Policy SSA 11** sets a minimum housing density of 35 dwellings per hectare and gives criteria for accepting lower densities.

**Policy SSA13** gives criteria for the consideration of housing developments within settlement limits.

### **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**

Chapter 2 (Development Plans),  
Chapter 4 (Planning for Sustainability),  
Chapter 8 (Transport),  
Chapter 9 (Housing),  
Chapter 12 (Infrastructure and Services),  
Chapter 13 (Minimising and Managing Environmental Risks and Pollution),

set out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;  
PPW Technical Advice Note 12: Design;  
PPW Technical Advice Note 15: Development and Flood Risk;  
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:**

As the site has been the subject of an initial grant of outline planning permission under planning application 05/1017 which was then subsequently renewed under planning application 13/0350, it is considered that the principle of residential development on this site is well established. Further the application for the approval of reserved matters on this site does not offer the opportunity to revisit that particular issue. The key consideration in the determination of this planning application is therefore is the acceptability or otherwise of the submitted details in planning terms. In this instance approval is sought for 225 dwellings and all associated works.

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

The development of the site for a total of 225 dwellings will inevitably result in a substantial alteration to the character and appearance of the area. Though the site is a reclaimed plateau area it has been approximately 15 years since those works were completed and the site has reverted to an almost green field status as it has been repopulated by flora and fauna. This has resulted in the requirement for ecological work that is discussed below. Development of the site in the form of new built development and the re-profiling of the site to facilitate it will result in a shift away from the site being an open and unused field to it becoming a purposely designed and built residential area and this has consequences for the character and appearance of the area. The open field will be replaced with a formally laid out residential development that takes its cue from the garden city style of development with plentiful open space and relatively generous garden areas, set out in a series of character areas to give the site greater depth. but also with sufficient access and parking to meet the needs that a modern development would generate. The net result is that the appearance will change dramatically though this is to its initial intended purpose of becoming a residential area and it would do so in a manner that reflects and respects the eclectic mix of residential development styles that populate the Tonyrefail area. Similarly, residential development of the type proposed would add to the diverse character of the wider area and as such the proposal is considered to comply with the requirements of Local Development Plan Policies CS2, AW5 and AW6 insofar as they relate to this particular issue.

One resident has sought to argue that the design is in some way inappropriate and has cited planning Policy Statements 1 & 3 in that argument which relate to sustainability and design. Notwithstanding that the policy cited is England only (planning being a devolved function), the claim is not supported by any explanation of why they believe this to be the case other than to claim that the proposals represent an over development of the site and the design is inappropriate. On these points the density of development is in fact relatively low at below 30 dwellings per hectare largely as a result of the extensive open space, the slope of the site, its boundaries surrounded by footpaths and the highway design being such that it can accommodate a bus route. Matters in respect of the house design are dealt with above. The argument in respect of sustainability is also extended into the highway safety issues discussed below.

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

The application site lies between the Mountain View development which was built 10 – 18 years ago and the more recent Redrow development at Parc Dan Y Bryn. The proposed dwellings are sufficiently distant from these developments to not present any issues in respect of privacy and amenity. Internally distances of 20m and 25m between the rear of properties and 15m between the fronts of properties are maintained where they directly face each other. The layout is such that directly facing arrangements have been kept to a minimum with greater emphasis on active frontage, turning corners and the provision of public open space making the overall development acceptable in terms of amenity and privacy. This is then augmented by the fact that the site will be developed in a series of character areas.

### **Access and highway safety**

The Transportation Section note that a Transport Assessment was considered at the outline planning permission stage and that any mitigation issues identified have either been implemented or conditioned as part of the outline planning permission. They conclude that whilst there are some issues in terms of specific detailing in the current proposal that require resolution that raise a certain level of concern, these are matters that can be adequately addressed through the judicious use of conditions.

The road system through and around the site has been designed to maximize permeability within around and through the site to encourage walking and this is extended into the links through to the public footpath along the northern boundary of the site. Whilst one of the objectors has been critical of the current lack of linkages with the wider community they have failed to recognize that the introduction of this development would substantially improve the situation rather than detract from it.

### **Ecology**

The ecology of the site, despite the lack of SEWBREC records showing any protected species has been the source of some concern to residents and also to the Council's ecologist. To that end the applicants have provided an updated ecological appraisal which specifically addresses a number of concerns and makes a series of recommendations including that any approval for the site should include provision for a Construction Environmental management Plan (CEMP) that includes the protection of the Nant Eirin Watercourse and adjacent habitats, ecological mitigation and management plans for the development of longer term phases and that opportunities to link with wider biodiversity strategies for the area should be followed. These are matters that can be conditioned for as they are site specific rather than issues of principle. There is no suggestion at all that the development of the site should be resisted for ecological reasons as an objector has suggested.

### **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.

One resident has made reference to the infrastructure in the area being inadequate to serve further development of the amount and type sought. No indication is given

as to where they believe the deficiency lies though the highway is alluded to. Responses from consultees received in respect of this application for the approval of reserved matters and the earlier grant of outline planning permission suggest that this is clearly not the case.

The loss of property value is not a planning consideration.

Article 1 of the Human Rights Act relates to the peaceful enjoyment of possessions. As such the state should not interfere with the peaceful enjoyment of property, deprive a person of their possessions or subject a person's possessions to control. However there is no violation of this right if such interference, deprivation or control is carried out lawfully and in the public interest. Whilst the objector implies that the word "land" might extend beyond that which might be in their control, approving this proposal would not constitute a violation of that right.

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

Section 106 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 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. necessary to make the development acceptable in planning terms;
2. directly related to the development; and,
3. fairly and reasonably related in scale and kind to the development.

Planning Policy Wales (Chapter 3) 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 Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the basis of negotiations between all parties.

### **The Section 106 and Community Infrastructure Levy requirements in this case**

This is an application for reserved matters approval and as such there are no section 106 requirements those having been secured under the earlier grant of outline planning permission.

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

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

## Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the delivery of new residential development within defined settlement limits, and the proposals would not prove detrimental to any other policy considerations. Further, the proposals if consented will prove helpful in the delivery of numbers for the housing land supply purposes and would also deliver a considerable amount of much needed social housing.

### **RECOMMENDATION: Grant**

1. The consent hereby granted relates to the following plans: –
  - The landscape strategy drawing no. 1072IND/SK/01.
  - Landscape treatments drawing no. 1072 Seren/SK02.
  - Green & play spaces drawing no. 1072 Seren/SK/04.
  - Site layout drawing no. TP-01 Rev B received 23<sup>rd</sup> July 2015.
  - The external works drawing no. EW-01 Rev C received 29<sup>th</sup> July 2015.
  - House finishes drawing no. HF-01 Rev B received 23<sup>rd</sup> July 2015.
  - Canopy profiles drawing no. 1497 SOC/01.
  - Bay profiles drawing no. 1497 SOC/02.
  - Dormer profiles drawing no.1497 SOC/03.
  - Various components drawing no. 1497 SOC/04.
  - Chimney details drawing no. 1497 SOC/05.
  - Three storey apartments drawing no. 1497 FL15m.
  - House type 01 drawing no 1497 HT-1-B Rev A 6<sup>th</sup> July 2015.
  - House type 01 drawing no.1497 HT-1-RF Rev A 6<sup>th</sup> July 2015.
  - House type 02 drawing no. 1497 HT-2-B Rev A 6<sup>th</sup> July 2015.
  - House type 02 drawing no. 1497 HT-2-RF Rev A 6<sup>th</sup> July 2015.
  - House type 02 drawing no. 1497 HT-2G-RF Rev A 6<sup>th</sup> July 2015.
  - House type 3 drawing no. 1497 HT-3-B Rev A 6<sup>th</sup> July 2015.
  - House type 3 drawing no. 1497 HT -3-RF Rev A 6<sup>th</sup> July 2015.
  - House type 4 drawing no. 1497 HT-4- B Rev A 6<sup>th</sup> July 2015.
  - House type 4 drawing no. 1497 HT-4-RF Rev A 6<sup>th</sup> July 2015.
  - Flat over garage drawing no.1497 HT-10A-B.
  - Flat over garage drawing no.1497 HT-10-B.
  - Flat over garage drawing no 1497 HT-10-RF.
  - Flat over garage drawing no. 1497 HT-10A-RF.
  - House type 12 drawing no. 1497 HT-12 Rev A 6<sup>th</sup> July 2015.
  - House type 18 drawing no. 1497 HT-18 Rev A 6<sup>th</sup> July 2015.

Reason: for the avoidance of doubt as to the approved plans.

2. Details of any boundary treatments to be applied to the green and play spaces approved under drawing no. 1072 Seren/SK/04 shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation on site.

Reason. To ensure an appropriate means of enclosure is used as these details are not included on the approved drawing.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road, footway or footpath without the prior express permission of the Local Planning Authority.

Reason: To preserve the open plan character of the housing layout in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. No works shall commence on site, other than works of site clearance and preparation until full engineering design and details of the junctions with Wilfried Way and internal road layout including sections, street lighting, highway structures, retaining walls, traffic management measures, turning facilities, shared pedestrian/cyclist facilities, public transport infrastructure, footways, link footpaths, hard margin strips and associated works, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the adequacy of the proposed development in the interests of highway safety.

5. No works, other than for works of site clearance and preparation, shall commence on site until full engineering details of the private shared accesses, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the beneficial occupation of any dwelling served by the private shared access.

Reason: To ensure the adequacy of the proposed development in the interests of highway safety.

6. The parking areas shall be constructed in permanent materials and retained for the purposes of parking only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway in the interests of highway safety.

7. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the local planning authority. The plan shall include:

- An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will

- be installed or implemented;
- Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- A timetable to show phasing of construction activities to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).
- Persons responsible for:
  - Compliance with legal consents relating to nature conservation;
  - Compliance with planning conditions relating to nature conservation;
  - Installation of physical protection measures during construction;
  - Implementation of sensitive working practices during construction;
  - Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
  - Provision of training and information about the importance of the 'Wildlife Protection Zones' to all construction personnel on site.

All construction activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

8. No works of site clearance or preparation shall take place during the bird nesting season.

Reason: in the interests of protecting and maintaining biodiversity.

9. Notwithstanding the landscaping details hereby approved, insofar as it is practicable soils and seed sources currently present on site shall be incorporated within the approved landscaping scheme.

Reason: In order to protect and ensure continuity in biodiversity through the development process.

**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**

**15 OCTOBER 2015**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATION NO. 15/0474/16  
RESIDENTIAL DEVELOPMENT OF  
225 HOMES WITH PARKING AND  
OPEN SPACE (RESERVED  
MATTERS). LAND AT PARC EIRIN,  
WILFRIED WAY, TONYREFAIL**

**OFFICER TO CONTACT**

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See Relevant Application File