

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-2017:**

**DEVELOPMENT CONTROL  
COMMITTEE  
1 DECEMBER 2016**

**REPORT OF: SERVICE DIRECTOR  
PLANNING**

	Agenda Item No. 6
<p><b>APPLICATION NO: 16/0839/10 - DEMOLITION OF EXISTING SCHOOL BUILDINGS AND THE CONSTRUCTION OF 98 RESIDENTIAL UNITS AND ASSOCIATED ACCESS ENGINEERING AND LANDSCAPING WORKS (INCLUDING MODIFIED ACCESS TO SPORTS CENTRE AND PUPIL REFERRAL UNIT) AT FORMER ABERDARE HIGH SCHOOL, ABERDARE, ABERDARE HIGH SCHOOL, CWMDARE ROAD, CWMDARE, ABERDARE.</b></p>	

**1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the above planning application in accordance with the advice given.

**2. RECOMMENDATION**

To approve the application in accordance with the advice given.

**3. BACKGROUND**

This application was reported to the Development Control Committee on 17<sup>th</sup> November 2016 with a recommendation from the Service Director, Planning that planning permission be granted (a copy of the original report is reproduced as **APPENDIX A**). Following consideration of the report Members resolved to defer determination of the application to a future meeting of the Development Control Committee to enable negotiations to take place with the applicant to substitute the dwelling house at plot 11 with a bungalow to reduce the impact of the development on the neighbouring bungalow known as 'Whitehaven'.

The applicant has subsequently revised the application to provide a dormer bungalow. This reduces the height of the dwelling on plot 11 by 1.5 metres. In addition, apart from a rooflight lighting an ensuite bathroom, no windows are proposed in the roof at the rear. This is considered to address the concerns raised. The occupant of Whitehaven will be sent a copy of the plans prior to the Committee meeting.

#### 4. **UPDATED REPORT**

Should Members be mindful to approve the application, it is recommended that condition 2 is altered due to the revised plans submitted. In addition, it is recommended that condition 15 in relation to affordable housing is updated as reported to Members at the previous Committee. The recommended updated conditions are as follows:

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

10098-203 rev C  
ABE1-15-04-01 rev B  
ABE1, 15-04-02 rev C  
AH-CAP-Z2-00-DR-A.050001- rev 2  
AH-CAP-Z4-00-DR-A-50001- rev 2  
AH-CAP-Z5-XX-DR-A-50001- rev 2  
AH-CAP-Z5-XX-DR-A-50002- rev 2  
AH-CAP-Z5-XX-DR-A-050003 rev 2  
AH-CAP-XX-XX-DR-A-91003-rev 3  
AH-CAP XX-XX-DR-A-910004-rev 2  
AH-CAP-Z3-00-DR-A-050001 rev 2  
AH-CAP-Z6-000-DR-A-050001-rev 2

and Aberaeron, Anglesey, Ashford Laugharne, Llangenith, Mewslade, Oxwich, Oxwich Bay, Pembroke, Rhossili, Whitland, Windsor and garage plans and elevations and documents received by the Local Planning Authority on 29/7/2016, 11/10/16, 20/10/16 and 22/11/16 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.

15. Prior to commencement of development a scheme for the provision of social rented housing shall be submitted to and approved in writing by the local planning authority. The social rented housing shall be provided in accordance with the approved scheme. The scheme shall include: i) the numbers, type and location on the site of the social housing provision to be made which shall consist of not less than 10 % of housing units; ii) the timing of the construction of the social rented housing and its phasing in relation to the occupancy of the market housing; iii) the arrangements for the transfer of the social rented housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)]; iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure provision of affordable housing, in accordance with Policy NSA11 of the Rhondda Cynon Taf Local Development Plan.

**APPENDIX A**

**APPLICATION NO:** 16/0839/10 (HW)  
**APPLICANT:** W D Lewis Homes Ltd.  
**DEVELOPMENT:** Demolition of existing school buildings and the construction of 98 residential units and associated access engineering and landscaping works (including modified access to sports centre and Pupil Referral Unit) at former Aberdare High School, Aberdare.  
**LOCATION:** ABERDARE HIGH SCHOOL, CWMDARE ROAD, CWMDARE , ABERDARE, CF44 8SS  
**DATE REGISTERED:** 29/07/2016  
**ELECTORAL DIVISION:** Aberdare West/Llwydcoed

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**RECOMMENDATION:** Approve

**REASONS:** This is a windfall site within the settlement boundary, and it is considered that the 98 houses proposed will make a notable contribution to the provision of housing in the Northern Strategy Area of the County Borough. The development is considered acceptable in all other respects.

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**REASON APPLICATION REPORTED TO COMMITTEE**

The application is being reported to the Development Control Committee as it comprises more dwellings than can be considered without reporting the matter to the Committee. In addition, the site is currently owned by the Council and three objections have been received to the scheme.

**APPLICATION DETAILS**

Full planning permission is sought for 98 dwellings on the site of the former Aberdare Boys School. 30 of the dwellings proposed are affordable.

Of the 68 open market houses proposed, 40 would be four bedroom houses and 28 three bedroom houses. The houses are largely detached, but seven pairs of semi detached houses are also proposed.

The affordable housing will be developed on two parcels of land in the north of the site, and will comprise 4 four bedroom houses, 4 two bedroom bungalows, and 22 one bedroom flats. This will be a 100% social rented scheme. The affordable housing is notable due to its unique modern design, comprising metal clad roofs, much full length glazing (using curtain walling systems), balconies and external decks.

The development will utilise the existing vehicular access from Cwmdare Road. A pathway is proposed to the south of the site to link in with the existing Public Right of Way which runs adjacent to the western boundary of the site.

As well as the plans an Ecology Survey, Bat Survey, Tree Survey, Site Investigation Report, Transport Statement, Drainage Strategy and Design and Access Statement have been submitted with the application.

## **SITE APPRAISAL**

The site is 3.38 hectares in size and is largely occupied by the vacant former Boys School and the associated playing fields, but part of the site has been developed to accommodate the Ty Gwyn Pupil Referral Unit and the Cwmdare Community Sports Centre. These will remain and will be accessed via the main access road that would run through the proposed housing development.

Surrounding the site are the Community Playing Fields in the west, Pen Llew Court flats and the allotments to the south, Cwmdare Road to the north, with the current Coleg y Cymoedd Campus opposite the site entrance, and properties on Cemetery Road and properties built behind these to the east. The closest residential properties are Whitehaven, which is immediately adjacent to the eastern corner of the site, and flats in Pen Llew Court, which are immediately adjacent to the south of the site.

## **PLANNING HISTORY**

The relevant planning history for this site is as follows:

06/0118	New sports hall and external works.	Granted 05/05/06
04/0189	New sports hall, parking, vehicular access and external works.	Granted 19/03/04
97/4269	Extension to provide additional changing rooms, showers, stores and toilets.	Granted 16/09/97

## **PUBLICITY**

Site notices were placed in the vicinity of the site and letters were sent directly to neighbouring properties. In addition a notice was placed in a local newspaper due to this being a major application that impacts on a Public Right of Way.

Objections from three neighbouring properties have been received to this proposal. The concerns raised are summarised as follows:

- The development will cause problems on Cwmdare Road due to the volume of traffic;
- Disturbance from noise and traffic;
- Loss of privacy, and light, and overshadowing of neighbouring properties;
- Disruption during construction;
- The development will impact on wildlife.

## **CONSULTATION**

Highways Development Control - no objections raised subject to conditions.

Countryside - no objection raised, subject to conditions and a Section 106 agreement for management of public areas and three trees that are to remain adjacent to the southern boundary of Ty Gwyn.

Housing Strategy - have queried whether additional affordable housing should be requested due to the unusual situation regarding the delivery of the affordable housing proposed for this site.

Public Health and Protection - no objection raised, subject to conditions.

Land Reclamation and Engineering - no objection subject to a condition.

Education - have requested provision for primary school places.

Natural Resources Wales - no objection, subject to a condition.

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

Coal Authority - no objection, subject to a condition.

Sport Wales - object, due to the loss of playing fields.

Glamorgan Gwent Archaeological Trust - no objection.

South Wales Fire and Rescue Service - no objection raised.

South Wales Police - have made design recommendations.

Wales and West Utilities - the developer must not build over any plant or enclose any apparatus.

Corporate Estates - no comments made.

Parks - no comments made.

Western Power Distribution - no comments made.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan (LDP)**

The site is within the settlement boundary.

The following policies are considered relevant to this development:

**Policy CS1** - Development in the North.

**Policy CS4** - Housing Requirements.

**Policy CS5** - Affordable Housing.

**Policy AW1** - Supply of New Housing.

**Policy AW2** - Sustainable Locations.

**Policy AW4** - Community Infrastructure Levy and Planning Obligations.

**Policy AW5** - New Development.

**Policy AW6** - Design and Placemaking.

**Policy NSA10** - Housing Density.

**Policy NSA11** - Affordable Housing.

**Policy NSA12** - Housing Development within and adjacent to Settlements.

The following Supplementary Planning Guidance (SPG) is considered relevant:

Design and Placemaking

Planning Obligations

Access, Circulation and Parking

Development of Flats

Employment Skills

### **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.

Chapter 9 - Housing is considered relevant to this development.

### **REASONS FOR REACHING THE RECOMMENDATION**

The site is within the settlement boundary and the provision of 98 dwellings on this windfall site would make a significant contribution to the development of housing in the north of the County Borough. The provision of housing is considered important in respect of the economy and regeneration of the north. Given these factors, the principle of the development is considered acceptable.

The key issue for consideration in the layout of the site is the impacts on the amenity of neighbouring residential properties. The closest properties are to the south and east of the development. Those that are considered to be most impacted by the development are "Whitehaven" and the flats at "Pen Llew Court".

In respect of Whitehaven, the level of the site rises up in a slope from Whitehaven at the boundary. It is noted that the house at Whitehaven is very close to the bottom of this slope. The owner has raised concerns regarding overlooking of the windows on this side elevation. The rear of plot 11 faces this elevation, but it is considered that the respective levels of the two properties and the close proximity of the site boundary to Whitehaven is likely to mean that all that will be visible from the side windows at Whitehaven is the proposed boundary fence, and that the rear windows proposed in plot 11 will look straight over Whitehaven's roof. The house at plot 10 has been moved forward to lessen the impact on Whitehaven's rear garden. There is considered to be a satisfactory distance (13 metres) between Whitehaven and the house at Plot 11 to prevent an unacceptable impact on light to Whitehaven

In respect of Pen Llew Court, concern was raised originally that plot 18 was too close to this, but the layout has been revised to overcome this concern. The development is considered acceptable in relation to neighbour amenity in all other respects.

### **OTHER ISSUES**

While Sport Wales' concerns regarding the loss of playing fields are noted, it is considered that as these were for the use of the school only, the moving of the school and the associated provision being made elsewhere has rendered these surplus to requirements. Therefore, the loss of the playing fields is not considered to be a significant issue.

In respect of the traffic concerns raised by neighbours, Highways Development Control have noted that the Transport Statement demonstrates that the proposed development would generate less traffic than the previous school use of the site. The development is therefore considered acceptable in this respect.

Education have raised that both the nearest English and Welsh medium primary schools are operating at near capacity and therefore an education contribution is requested in line with the Planning Obligations SPG. The need for ensuring appropriate education provision for the site is accepted. However, the Council currently owns this site, which hinders the ability of the developer to enter into a Section 106 agreement at present. Therefore, it is considered that it would be more expedient in this particular case to address this matter through the process of the sale of the land.

In respect of wildlife, while it is recognised that the school is a bat roost, mitigation measures are proposed and Natural Resources Wales have not objected to the demolition, although a European Protected Species Licence will need to be sought. There are not considered to be any other significant issues in respect of wildlife on the site, but a precautionary condition in respect of wildlife protection during construction is recommended.

In respect of Countryside's request for a Section 106 Agreement for the management of grasslands and trees, it is considered that the public areas referred to, including the three poplar trees by the boundary of Ty Gwyn, are small. Given the wider impacts of the provision and management of natural grassland are likely to be limited due to the small size of the areas available, it is considered the provision of this where possible as referred to in the Ecology Report can be addressed through the recommended landscaping condition (condition 11 refers). In addition, it is noted that the house and garage at plot 7 has been altered so it does not fall within the root protection of the poplar trees, which potentially lessens the tree management issues associated with the site. It is likely the developer will seek adoption of the public areas by the Council.

In respect of affordable housing, the provision is an unusual situation as a Registered Social Landlord (RSL) is proposing to buy the land from the applicant and build the proposed Social Housing as a separate entity, where as more usually in this situation the applicant would build the houses and hand them over to the RSL. The affordable housing in this situation therefore is able to attract Social Housing Grant from the Welsh Government to build the houses, where as normally on such development sites it would not. This causes some concern to Housing Strategy as it potentially lessens the grants available for further provision of affordable housing on other sites.

However, while the concern is appreciated, in terms of planning policy, 10% affordable housing is required, and the provision here is 30%. The mechanics behind the funding are not considered a planning issue, and therefore unfortunately

it is not considered reasonable in planning terms to request further affordable housing to be contributed from the portion of the site that the applicant is building.

While 30% affordable housing, as discussed above, is proposed as part of this application, it is considered a condition is required to ensure affordable housing is provided in accordance with Policy NSA11 if the affordable housing is not built as planned. Therefore an appropriate condition has been recommended below (condition 14 refers). This allows for rented housing, as proposed by the scheme subject of this application.

In addition, the Employment Skills SPG requires an Employment Skills plan to support training and employment in the local area for the developments of over 25 dwellings. Again, a condition is recommended to provide this (condition 15 refers).

### **COMMUNITY INFRASTRUCTURE LEVY (CIL) LIABILITY**

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014. The application is for a kind that is liable for a charge under the CIL Regulations 2010 (as amended). However, the application lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

### **CONCLUSION**

For the reasons above, the development is considered acceptable, and it is therefore recommended that planning permission is granted.

### **RECOMMENDATION: Grant**

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s) 10098-203 rev B, 10098-001-04 rev B, ABE1-15-04-04 rev A, 53.01/01 rev A, 353.01/02 rev A, ABE1, 15-04-02 rev B, ABE1-15-04-01 rev A, ABE1-15-04-03 rev A, AH-CAP-Z2-00-DR-A.050001- rev 2, AH-CAP-Z4-00-DR-A-50001- rev 2, AH-CAP-Z5-XX-DR-A-50002- rev 2, AH-CAP-Z5-XX-DR-A-50001- rev 2, AH-CAP-Z5-XX-DR-A-050003 rev 2, ABE1-15-04-05, AH-CAP-XX-XX-DR-A-91003-rev 3, AH-CAP XX-XX-DR-910004-rev 2, AH-CAP-Z3-00-DR-A-050001 rev 2, AH-CAP-Z6-000-DR-A-050001-rev 2 and Anglesey, Ashford, Laugharne, Llangenith, Mewslade, Oxwich, Oxwich Bay, Pembroke, Rhossili, Whitland, Windsor and garage plans and elevations and documents received by the Local Planning Authority on 29/7/2016, 11/10/16 and 20/10/16, 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. 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. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:
  1. A desk-top study 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 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 agreed in writing with the Local Planning Authority.
  3. A written method statement for the remediation of contamination affecting the site

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.

5. 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:
  - a. An appropriate scale plan showing 'Wildlife Protection Zones' where construction activities are restricted and where protective measures will be installed or implemented;
  - b. Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
  - c. 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).
  - d. Persons responsible for:

- i) Compliance with legal consents relating to nature conservation;
- ii) Compliance with planning conditions relating to nature conservation;
- iii) Installation of physical protection measures during construction;
- iv) Implementation of sensitive working practices during construction;
- v) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- vi) 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.

6. 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.

7. Prior to the commencement of development, a European Protected Species Licence shall be obtained and submitted to the Local Planning Authority, or confirmation shall be submitted to the Local Planning Authority from Natural Resources Wales that such a licence is not required.

Reason: To ensure the protection of bats, in accordance with policy AW8 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the approved plans, development shall not commence until full engineering design and details of the access to be constructed from Cwmdare Road as shown on layout plan ABE1-15-04-02 Rev B by Urban Illustrate, including longitudinal and cross sections, street lighting details, surface water drainage, diversion or protection to services within the proposed new access road, including construction details have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate safe access and egress from the proposed development in the interests of highway safety, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Notwithstanding the approved plans, development shall not commence until full engineering design and details of the internal road layout shown on layout plan ABE1-15-04-02 Rev B by Urban Illustrate and AH-CAP-XX-XX-DR-A-910003 Rev 3 by Capita, including longitudinal and cross sections, street lighting details, traffic calming, parking bay layout/allocation, surface-water drainage and details of private shared accesses and associated bin storage, including construction details have been submitted to and

approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial occupation.

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

10. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;
- a) the means of access into the site for all construction traffic,
  - b) the parking of vehicles of site operatives and visitors,
  - c) the management of vehicular and pedestrian traffic,
  - d) loading and unloading of plant and materials,
  - e) storage of plant and materials used in constructing the development,
  - f) wheel cleansing facilities,
  - g) the sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

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

11. 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.

12. Building operations shall not be commenced until samples of the roofing materials and wall finishes 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.

13. No development shall take place 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 treatment to be erected. The boundary treatment shall be completed before the buildings are

occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will 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.

14. Prior to the commencement of development an Education and Skills Plan shall be submitted to and approved in writing by the Local Planning Authority, detailing the measures that shall be taken to train and employ local people during the construction of the development. The plan shall be implemented in accordance with the development details.

Reason: To ensure the development contributes to local training and employment in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. Prior to commencement of development a scheme for the provision of social rented housing shall be submitted to and approved in writing by the local planning authority. The social rented housing shall be provided in accordance with the approved scheme. The scheme shall include: i) the numbers, type and location on the site of the social housing provision to be made which shall consist of not less than 10 % of housing units/bed spaces; ii) the timing of the construction of the social rented housing and its phasing in relation to the occupancy of the market housing; iii) the arrangements for the transfer of the social rented housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)]; iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure provision of affordable housing, in accordance with Policy NSA11 of the Rhondda Cynon Taf Local Development Plan.

16. No dwelling, hereby permitted, shall be occupied until the measures approved in the scheme (referred to in Condition 4) 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.

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

19. 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.

20. 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.

21. The Developer shall provide the occupier of each dwelling with a Travel Plan/Welcome Pack prior to beneficial occupation containing the following:

- a) 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;
- b) Park and Ride/Park and Share facilities and associated costs and restrictions on use of such facilities;
- c) Pedestrian links to public transport services, to local facilities, areas of employment, education and leisure;
- d) Local and national cycle routes; and
- e) 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 policy AW5 of the Rhondda Cynon Taf 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**

**1 DECEMBER 2016**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATION NO: 16/0839/10 -  
DEMOLITION OF EXISTING  
SCHOOL BUILDINGS AND THE  
CONSTRUCTION OF 98  
RESIDENTIAL UNITS AND  
ASSOCIATED ACCESS  
ENGINEERING AND  
LANDSCAPING WORKS  
(INCLUDING MODIFIED ACCESS  
TO SPORTS CENTRE AND PUPIL  
REFERRAL UNIT) AT FORMER  
ABERDARE HIGH SCHOOL,  
ABERDARE, ABERDARE HIGH  
SCHOOL, CWMDARE ROAD,  
CWMDARE, ABERDARE.**

**OFFICER TO CONTACT**

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See Relevant Application File

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