

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2016-20**

**DEVELOPMENT CONTROL  
COMMITTEE**

**1<sup>st</sup> February 2018**

**REPORT OF THE  
DIRECTOR LEGAL AND  
DEMOCRATIC SERVICES**

**Agenda Item No. 7(1)**

**SITE MEETING**

**APPLICATION NO. 17/1154/10 – Extra  
Care Housing incorporating 40 New  
Extra Care Apartments, communal  
facilities, landscaping and parking  
provision – 27 Club St, Aberaman,  
Aberdare, CF 44 6TN**

**Author: Ms C. Hendy, Democratic Services Officer**

**1. PURPOSE OF THE REPORT**

To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Service Director, Planning, attached at Appendix 1.

**2. RECOMMENDATION**

To approve the application in accordance with the recommendation of the Service Director Planning.

**3. BACKGROUND**

- 3.1 In accordance with Minute No 118(5) (Planning and Development Committee 4<sup>th</sup> January 2018) a site inspection was undertaken on Wednesday 16<sup>th</sup> January 2018 to consider the high tans scale of the building and the effect of increased traffic within the vicinity.
- 3.2 The meeting was attended by the Chair of the Planning and Development Committee (County Borough Councillor S. Rees) and Committee Members G. Caple, G. Hughes and P. Jarman, also in attendance were Non- Committee Local Members L De – Vet and S. Evans

- 3.3 Apologies for absence were received from Committee Members - County Borough Councillors, J. Bonetto, A. Davies – Jones, D. Grehan, S.Powell, D.Williams and J.Williams
- 3.4 Members met at the application site and were advised that full planning permission for the development of a 40 unit, extra care facility (use class C3) on the site of the former Maesyffynon residential care home. Members were further advised that the plans detail the development of a T shaped, three storey building. The front part of the building, which would front Club Street, would measure 43.5m wide, 10m deep with a maximum height of 12.3m falling to 9m at eaves level. The rear element of the building would measure 17.3m wide, 53.8m long with a maximum height of 11.65 falling to 9m at eaves level. Externally the building would be finished with a combination of brick, reconstituted stone and render elevations with grey boarding on bay window details and reconstituted slate tiled roof.
- 3.5 Members were advised that there will be 24 car parking spaces; a drop off zone; enclosed refuse store; and cycle parking area. A mobility buggy store room would be provided within the building.
- 3.6 Committee Member sought clarification in respect of the shortfall of car parking space for the proposal and the likely impact this would have.
- 3.7 Members sought clarification in respect of the mass and height of the building and what effect the proposal could have on the existing properties in Club Street. The Planning Officer explain that although it could have an impact on the area it is considered that the distances maintained in association with the boundary treatment and landscaping proposed would prevent a level of overlooking or loss of privacy so detrimental that it would warrant refusal of the application on such grounds.
- 3.8 Local Members raised concerns regarding the access, parking and highway safety and in response the Highways Officer explained that detail consideration has been given to access, circulation, parking, previous use of the site, public transport, local amenities and the impact on Club Street and it is considered that subject to conditions contained in the report , the proposal is acceptable..

3.9 Local Members questioned officers in respect of the position and location of the proposed building, access and parking areas. The Planning Officer pointed out the areas of land in question which was seen from the original entrance to the site.

4.0 The Chair thanked the officers for the report and closed the meeting.

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**APPLICATION NO:** 17/1154/10 (HL)  
**APPLICANT:** Linc Cymru  
**DEVELOPMENT:** Extra Care Housing incorporating 40 new extra care apartments, communal facilities, landscaping and parking provision.  
**LOCATION:** 27 CLUB STREET, ABERAMAN, ABERDARE, CF44 6TN  
**DATE REGISTERED:** 30/10/2017  
**ELECTORAL DIVISION:** Aberaman North

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**RECOMMENDATION:** Approve.

**REASONS:**

The proposed development offers the opportunity to introduce a form of accommodation for which there is an identified high demand across the County Borough given the aging population. The proposal would be developed on a brownfield site, within the defined settlement limits of Aberaman. The extra care facility is considered acceptable in term of the requirements of planning policy and all relating material planning considerations and as such a positive recommendation is made.

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**REASON APPLICATION REPORTED TO COMMITTEE**

The proposal is not covered by determination powers delegated to Service Director Planning.

**APPLICATION DETAILS**

The application seeks full planning permission for the development of a 40 unit, extra care facility (use class C3) on the site of the former Maesyffynnon residential care home, Club Street, Aberaman. The proposal seeks to provide independent apartments within a single building for those aged 50 plus with on site assistance available to residents with decreased mobility or other similar conditions.

The plans detail the development of a T shaped, three storey building. The front part of the building, which would front Club Street, would measure 43.5m wide, 10m deep with a maximum height of 12.3m falling to 9m at eaves level. The rear element of the building would measure 17.3m wide, 53.8m long with a maximum height of 11.65m falling to 9m at eaves level. Externally the building would be finished with a combination of brick, reconstituted stone and render elevations with grey boarding on bay window details and a reconstituted slate tiled roof.

The accommodation mix would comprise 36 No. one bedroom units and four No. two bedroom units arranged over three floors. In addition to the residential units, the plans indicate the provision of a number of communal facilities such as a dining

room/ cafe; hair salon; therapy room; lounge; laundry; and winter garden room on the ground floor of the building with an activity room and guest suite provided on the first and second floors respectively. A number of ancillary and service areas such as kitchen; staff room, offices etc would be provided on the ground floor of the building.

The site layout plan indicates that vehicular access would be via the existing entrance in the north-east corner of the site that adjoins with Club Street. This would lead to a parking area, adjacent to the north-eastern boundary, containing 24 parking spaces; a drop off zone; enclosed refuse store; and cycle parking area. A mobility buggy store room would be provided within the building.

A garden area; boules/ petanque court; and an inter-generational garden, to be used in conjunction with Blaengwawr Primary School would be provided to the south-west of the building.

- The application is accompanied by the following:
- Pre-Application Consultation Report;
- Design and Access Statement;
- Geo-technical and geo-environmental desk study report;
- Ecological Appraisal; and
- Tree Survey.
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## **SITE APPRAISAL**

The site comprises a roughly square shaped parcel of land extending to 0.46 hectares (1.13 acres), located within an established residential area, with residential dwellings to the north, east and west. The grounds of Blaengwawr Primary School bound the site to the east and south. The residential properties in the area are of varying ages and types ranging from traditional two storey terraces, flats and detached dwellings. Consequently there is no overriding design theme in the area, though the nature of development is largely conventional two storey construction.

Club Street, which defines the site's northern boundary, slopes in a north-easterly direction and is fronted by two storey, terraced houses set at the back of the pavement. To the north-east is an access road (Club Street south) serving the garages and gardens of the properties in Penderyn Place. The site benefits from vehicular access off Club Street, which in turn links with Cardiff Road to the north-east.

The site was formerly occupied by the Maesyffynnon Care Home, which closed permanently in February 2016 and has recently been demolished.

The site and surrounding is located on a gradient falling gently from south-west to north-east. As a result the site is below the properties in Blaengwawr Close and is raised relative to those in Penderyn Place.

## **PLANNING HISTORY**

16/1114 Demolition of buildings

Permission Required  
17/11/16

08/0408	Construction of polytunnel for use by residents of Maesyffynnon HFE in conjunction with the pupils of Blaengwawr Primary School	Granted 03/07/08
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## **PUBLICITY**

The application has been advertised by direct neighbour notification, the erection of site notices and publication of a press notice.

Two letters of objection have been received, one of which has been submitted on behalf of 40+ residences. The issues raised are summarised as follows:

- Concerns regarding the height and scale of the facility not being in keeping with the area.
- Proposal will result in a loss of direct light, particularly during winter months from November to March. Club Street will be in the shadow of the building during mornings and sunlight will be lost every day during winter after about mid-day.
- The height and proximity of the building closer to the existing properties in Club Street will result in a loss of privacy. A number of houses will be directly overlooked.
- Concerns regarding increased levels of noise and disruption generated by the number of residents at the facility and the additional support services, deliveries and visitors to the site.
- Residents of Club Street, Penderyn Place and Blaengwawr Close already experience parking problems and find it difficult to park in the area. Parking difficulties will be exacerbated by the increased traffic and over spill parking generated by the proposal.
- Proposal will exacerbate difficulties accessing existing garages and driveways to Penderyn Place.
- The junction of Club Street and Cardiff Road is a well known bottle-neck. additional traffic will increase this problem with potential difficulties for current residents and emergency services which regularly attend Blaengwawr Close.

## **CONSULTATION**

Highways - no objection subject to conditions.

Land Reclamation and Engineering - no objection subject to conditions.

Dwr Cymru/Welsh Water - no objection. Foul flows only from the proposed development can be accommodated within the public sewerage system. Surface water must be dealt with by other means such as soakaway or discharge to a watercourse.

Ecology - advice provided and conditions recommended.

Natural Resources Wales - no objection.

Public Health and Protection - advice provided regarding demolition, noise, dust,

waste and lighting.

Wales and West Utilities (Gas) - advice provided regarding the position of apparatus.

South Wales Police - no objection.

## **POLICY CONTEXT**

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

The relevant policies in the Local Development Plan are as follows:

**Policy CS1** sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services promoting residential development with a sense of place and focusing development within defined settlement boundaries.

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

**Policy CS5** identifies the affordable housing figure requirement over the plan period.

**Policy AW1** defines the housing land supply, to be met partly by development of unallocated land within settlement boundaries.

**Policy AW2** promotes development in sustainable locations, which includes site within settlements boundaries, benefiting from existing services and sites that support the roles and functions of Principal Towns and Small Settlements. The locations should not unacceptably conflict with surrounding uses.

**Policy AW5** lists amenity and accessibility criteria that will be supported in new development proposals, giving particular attentions to neighbouring land uses and occupiers. Existing site features of natural environmental value should be retained where appropriate.

**Policy AW6** outlines design and placemaking criteria that will be supported in new development proposals

**Policy AW8** sets out policy for the protection and enhancement of the natural environment, including that proposals should not result in harm to sites with recognised nature conservation interest or have an unacceptable impact on features of importance to landscape or nature conservation.

**Policy AW10** development proposals must overcome any harm to public health the environment or local amenity

**Policy NSA10** seeks a minimum density of 30 dwellings per hectare

**Policy NSA11** requires development of 10 units or more to provide at least 10% affordable housing

**Policy NSA12** gives further criteria for suitable housing development within and adjacent to settlement boundaries.

The following Supplementary Planning Guidance documents are also applicable,-

- Design and Placemaking;
- Delivering Design and Placemaking - Access Circulation and Parking Requirements;
- Planning Obligations and



- Development of Flats - Conversions and New Build
- Nature Conservation
- Affordable housing

## **National Guidance**

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales (Edition 9 November 2016) Chapter 2 (Local Development Plans); Chapter 3 (Making and Enforcing Planning Decisions); Chapter 4 (Planning for Sustainability); Chapter 8 (Transport), Chapter 9 (Housing), sets 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 18: Transport;
- Manual for Streets

## **REASONS FOR REACHING THE RECOMMENDATION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

### **Main Issues:**

As detailed above, the application proposes the development of 40 apartments for those aged 50 plus, within a single building on the site of the former Maesyffynnon residential care home. Whilst extra care facilities will be available on site for those with mobility or similar issues, the apartments seek to provide independent units of accommodation and as such fall within use class C3. The key considerations with regard to the determination of this application are: the principle of development; impact on the character and appearance of the surrounding area; impact on the residential amenities of neighbouring properties and highway safety.

### **Principle of Development**

The site is within the settlement limits of an established residential area, of Aberaman North, as defined by the proposals map of the Rhondda Cynon Taf Local Development Plan and is not allocated for any specific use. The site was formerly occupied by Maesyffynnon residential care home, which has recently been

demolished. In such circumstances, residential development would be considered acceptable, subject to the proposal being able to demonstrate compliance with the planning policies that would affect the proposed development.

One of the key requirements of policy is that residential development in the northern strategy area should achieve a density of 30 dwellings per hectare. The current proposal would deliver a density of 87 dwellings per hectare and is therefore compliant with the requirements of policy NSA10 of the Rhondda Cynon Taf Local Development Plan.

Another key requirement, in terms of planning policy is that the site should deliver 10% affordable housing. Although the proposal would be constructed and operated by a private company (LINC Cymru), the Council would retain nomination and occupation rights. As such given the specific nature of the proposed use, which in essence provides a form of social housing, the proposal is considered compliant with the requirements of policy NSA11 of the Rhondda Cynon Taf Local Development Plan.

The site lies within the defined settlement limits and is located approximately 700 metres from the shops in Aberaman and within 90m of a north-bound bus stop on Cardiff Road. Furthermore being mindful of the ancillary facilities proposed as part of the proposal, such as catering kitchen/ cafe, laundry, hair salon and therapy room, the site is considered to be sustainably located.

In conclusion, on this planning policy and principle of development issue, it is considered that the proposed development is compliant with Local Development Plan policies CS1, CS4, CS5, AW1, AW2, AW5, NSA10, NSA11 and NSA12 inasmuch as the issues outlined above relate to those policies and is considered policy compliant against these tests and the broader requirements of Planning Policy Wales.

The key considerations, beyond the principle of development itself with regard to the application are considered to be- the impact on the proposal on the character and appearance on the area; the residential amenity of those living closest to the site; highway safety and impact on the ecology of the area.

### **Character and Appearance**

In comparison to the previous Maesyffynnon buildings, the proposal is significantly larger in height, width and depth and would be positioned closer to the boundaries of the site. As a result, the development would be more apparent and visible in the street scene. Issues relating to the height and scale of the development have been raised as a concern by local residents. However, as identified above, the area contains a variety of house types and ages and as a result there is no overriding architectural style. Additionally, regard also needs to be had to the presence of other institutional facilities in the area like Blaengwawr Primary School. Whilst the proposed building would be larger than anything in its immediate vicinity, it is considered that the impact of its scale and height would not have so great an impact as to be considered detrimental to the character and appearance of the area.

In comparison to the previous Maesyffynnon buildings, the development would be constructed closer to the northern boundary with Club Street which currently contains a terrace of modest two storey dwellings. However, it is considered that sufficient space and landscaping would be retained around the building to offset the effects of the proposal and prevent the appearance of overdevelopment and the issues that would be associated with that.

On the basis of the above, it is acknowledged that the proposed development would be larger in both mass and scale than anything in the immediate vicinity, However, it is considered that the siting, conventional design and external finish proposed, in association with the landscaping and amenity and parking area provided around the building would prevent the proposal from being so detrimental to the overall character and appearance of the area to warrant refusal of the application on such grounds. As such the application is considered compliant with the requirements of policies AW5, and AW6 of the Rhondda Cynon Taf Local Development Plan.

### **Residential amenity**

As specified above the site is located within an established residential area with properties located to the north, west and east of the site with all the proposed residential units being outward facing. In comparison to the previous and more modest Maesyffynnon building, and the now cleared status of the site, the development of a three storey building containing 40 residential units will impact on overlooking and of privacy at a level not previously or currently experienced. Furthermore, the perception of overlooking could be exacerbated by the three storey height of the building. As a result, issues relating to loss of privacy; amenity; increased overshadowing; and loss of light are a significant concern for neighbours.

The plans submitted indicate that a minimum distance of 21m would be maintained between the windows and the closest residential properties in Club Street. With a minimum distance of 32m and 39m maintained between the windows of the development and those of the properties in Blaengwawr Close Penderyn Place respectively. The site layout plan indicates that the boundary fence adjacent to the northern boundary would be repositioned 1m into the site with the adjacent hedge reduced to 2m in height. The western boundary would be replaced with a 1.8m high close boarded fence with 1.8m high railings in the south-western corner, with a full length hedgerow adjacent, on the development side. Whilst the western end of the front element of the building would be positioned 14m to the east of the rear elevation of the building Blaengwawr Close, it has been determined that the finished floor level of the building would be set 2.4m below that of Blaengwawr Close with no windows proposed in that aspect of the elevation.

Although the development of a building of the mass and height proposed would represent a substantial change to the area that could have an impact on amenity, it is considered that the distances maintained in association with the boundary treatments and landscaping proposed would prevent a level of overlooking or loss of privacy so detrimental that it would warrant refusal of the application on such grounds.

Given the size, scale and position of the building in association with the orientation

of the site and the positioning of the closest neighbouring dwellings, it is considered that the proposal will cast a shadow over Club Street to the north with the properties in Blaengwawr Close and Penderyn Place potentially experiencing increased overshadowing during the morning and afternoon respectively. As part of the application, plans have been submitted indicating that the development would not cross the 25 degree light angle line (as set out in the The BRE Report, 'Site layout planning for daylight and sunlight: a guide to good practice' (BR209)) for the ground floor windows in the front elevation of the properties in Club Street. Despite the western end of the front part of the building being significantly closer to the properties in Blaengwawr Close, it has been determined that the reduced floor level relative to those in Blaengwawr Close and the provision of a hipped roof finish, would again prevent the development from crossing the 25 degree light angle for the closest ground floor windows.

Whilst the provision of a building of the size and scale proposed relative to the previous development on the site, would inevitably change the outlook for many of the properties surrounding the site, loss of view is not a material consideration. Being mindful of the set back of the building from the boundaries, the average distances maintained, the relatively low profile of the roof and the reduced finished floor level of the site relative to the properties in Blaengwawr Close and Club Street, it is considered that the level of overshadowing and loss of light experienced would not be so overbearing or detrimental to the residential amenity of those living closest to the site to warrant refusal of the application on such grounds.

In terms of the occupiers of the units, the plans submitted indicate that an area to the south of the building would be retained for private amenity purposes, with an enclosed refuse storage area provided to the northeast of the building within the parking area, with an inter-generational garden provided in the south-western corner of the site to be used in conjunction with Blaengwawr Primary School. In light of the above, the proposal is therefore considered compliant with the requirements of the Council's Supplementary Planning Guidance for flat development.

The proposals include a dining / café area on the ground floor. This was originally intended for use by occupiers of the scheme and their visitors, but also for members of the public. Following discussions with local residents during the public consultation 'the café will be open to non-residents, but it will be secured rather than being open to the general public.

In conclusion, it is acknowledged that the development proposed will have an impact on the amenity of existing residents in terms of the potential for increased overlooking, loss of privacy and increased overshadowing, in comparison to the previous development on site. However, it is considered that the impact of such matters is acceptable in planning terms and would not warrant refusal of the application. The proposal is therefore considered compliant with the requirements of policy AW5 of the Rhondda Cynon Taf Local Development Plan.

### **Highway Safety**

The plans submitted indicate that vehicular access to the site would be gained via the existing Club Street junction that would be upgraded to adoptable standards.

Club Street currently experiences congestion due to high on-street car parking demand. As part of the application, the site boundary fronting Club Street would be set back to provide a 7.5m carriageway (2.0m resident parking bay & 5.5m running width) along with 2.0m footway for safe pedestrian access.

As part of the public consultation, residents have raised concerns that insufficient parking spaces are proposed relative to the number of units to be provided, identifying that on street parking in the immediate area is already under considerable pressure and frequently leads to conflict when access to garages and driveways are blocked.

Following consultation, the Council's Transportation Section have advised that the proposed development requires up-to a maximum of 27 off-street car parking spaces with 24 provided ( 1 service vehicle). Whilst concerns are raised that the proposal is 3 car parking spaces short of the maximum standards, taking into account the sustainable location of the proposal, the provision of secure cycle storage and mobility buggy storage and the potential within the site to provide the additional 3 spaces should the need arise, on-balance the proposal is acceptable.

The Transportation Section have not identified the junction of Club Street and Cardiff Road as problematic.

Being mindful of the alterations to the carriageway proposed, the facilities to be provided and the proximity of the site to bus routes, it is considered that the development would not have such a detrimental impact on the highway safety and free flow of traffic in the area to warrant refusal of the application on such grounds. The proposal is therefore considered as compliant with the requirements of policy AW5 of the Rhondda Cynon Taf Local Plan.

## **Other Considerations**

### **Ecology and trees**

The site layout and landscaping details submitted, indicate that a number of trees adjacent to the northern, western and eastern boundaries will be removed as part of the development. With the exception of two, the mature trees to the south of the site would be unaffected. The existing hedge line adjacent to the northern boundary would be partially reduced in length and height (to 2m) with a new hedgerow provided inside the close boarded fence adjacent to the western boundary. All the trees and boundary hedges on site have been the subject of a survey by an appropriately qualified Arborist and Ecologist. None of the trees on site are protected by a Preservation Order. Whilst their removal is regrettable, it is considered that the impact would not have a significantly detrimental or permanent impact on the character and appearance of the area and the replacement hedgerow planting would go some way to mitigating for their loss.

The Ecological Appraisal for the site concludes that whilst the hedgerows on site may be used by nesting birds, they are not exceptional examples, have little connectivity with the wider countryside, mainly function as garden boundaries and as such are considered to be of local value only. It is concluded that the site is not

significantly constrained for development on ecological grounds and the development is unlikely to have a significant adverse ecological impact beyond the local or site context.

Following consultation the Council's Ecologist has raised no objection to the application subject to the imposition of conditions requiring details of a wildlife protection plan to be submitted. In light of the above the application is considered compliant with the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan.

### **Affordable Housing.**

As specified above, policy NSA11 requires the provision of 10% affordable housing, In this instance, the Council would retain nomination and occupation rights. As such given the specific nature of use, which in essence provides a form of social housing, and the potential to impose a condition on any grant of consent to limit the occupation of the premises to those over 50 years old, the application is considered compliant with the requirements of policy NSA11 of the Rhondda Cynon Taf Local Development Plan.

### **Public Health & Protection**

Following consultation with the Council's Public Health and Protection Section, no objections have been raised to the proposal. However, a number of conditions/informative notes relating to the potential for disturbance resulting from construction traffic and general on site activities during the course of the construction of the application have been recommended. Whilst it is inevitable that any development of the site would lead to noise and disturbance to adjacent properties during the construction stage, it is considered that matters such as demolition, noise, dust, disposal of waste and lighting can be more efficiently controlled by other legislation with an appropriate Informative being added to any permission notifying the applicant / developer of the need to comply with legislation.

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

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 liable for a charge under the CIL Regulations 2010 as amended however, the site of the proposed development 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**

Based on the above, it is considered that subject to conditions, the development proposed would not have a significantly detrimental impact on the character and appearance of the area, the residential amenity of those living closest to the site, highway safety or ecological value of the area. The application is therefore considered compliant with the requirements of the policies of the Rhondda Cynon

Taf Local Development Plan and recommended for approval subject to conditions:

**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):

5539/P/0001;  
5539-P-0101 Rev B;  
5539-P 0700 Rev A;  
5539-P-0701 Rev A;  
5539-P-0200 Rev A;  
5539-P-0201;  
5539-P-0202;  
5539-P-0203;  
5539-W-4400 Rev External materials;  
500 RevP2;  
5539/P/0600 Rev F; and documents:

Design and Access Statement; Geo-technical and Geo-Environmental Desk Study Report; Ecological Appraisal; and Tree Survey received by the Local Planning Authority on 23rd October 2017 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The occupation of the dwellings shall be limited to persons aged 50 and over or a widow or widower of such a person, or any resident dependants.

Reason: To control the occupancy of the units to ensure that they remain available to meet the identified and specific housing need, in accordance with policy CS1 of the Rhondda Cynon Taf Local Development Plan.

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

- a) An appropriate scale plan showing 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 and species could be harmed
- d) Details of specific species mitigation measures for reptiles, birds, and bat measures.

e) Details of the Biodiversity Management Plan.

f) Details of invasive plant control

Persons responsible for:

- i) Compliance with legal consents relating to nature conservation;
- ii) Compliance with planning conditions relating to nature conservation (Ecological Clerk of Works);
- iii) Installation of physical protection measures and management 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) Specific species and Habitat Mitigation measures
- vii) Provision of training and information about the importance of the 'Protection Zones' to all construction personnel on site.

Reason: In the interests of the ecological value of the site in accordance with policy AW8 of the Rhondda Cynon Taf Local Development Plan

- 5.** Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made between manhole reference number SO00018814 and SO00018801 located in the highway of Club Street and as indicated on the extract of the Sewerage Network Plan attached to this decision notice. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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

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

- 7.** 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 submitted plan 500 REV P2 and approved by the Local Planning Authority.



Reason: In the interests of highway and pedestrian safety in accordance with policy AW5 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 road widening along Club Street including footway provision, turning area, street lighting details and surface-water drainage details 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 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.

9. HGV's used as part of the development shall be restricted to 09:00am to 16:30pm weekdays, 09:30am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

10. No development shall 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.

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