



PLANNING & DEVELOPMENT COMMITTEE

20 MAY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0378/08 (KL)
APPLICANT: Rhondda Cynon Taf County
DEVELOPMENT: Part two storey, part single storey extension of existing school to facilitate additional classrooms and extension to hall, together with a fully accessible Welsh-medium childcare facility. Includes a car park extension and additional hard surface play area.
LOCATION: YSGOL GYNRADD GYMRAEG ABERDAR,
LABURNUM DRIVE, CWMDARE, ABERDARE, CF44
8RT
DATE REGISTERED: 18/03/2021
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve, subject to conditions

REASONS: The proposal would provide additional and much-needed teaching space as well as a purpose-built, fully accessible Welsh-medium childcare facility within an established school site. The site is situated within a highly sustainable location and the principle of the proposal is considered to be acceptable.

The extensions and associated works are considered to be appropriate to the existing school setting and are of a scale and design that would not adversely impact upon the character and appearance of the site or the surrounding area.

It is noted that the extensions would inevitably have some impact upon the amenity of surrounding residents however, due to their siting, scale and design, it is not considered that the resulting impact would be so significant that it would warrant the refusal of the application.

Furthermore, the proposal is considered to be acceptable in terms of the impact it would have upon highway and pedestrian safety in the vicinity of the site.

As such, the proposal would comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

- Three or more letters of objection have been received.
- The application has been submitted by, or on behalf of the Council or involving land owned by the Council, where the Council's interest is of more than a minor nature.

APPLICATION DETAILS

Full planning permission is sought for the construction of two extensions and associated works at Ysgol Gynradd Gymraeg Aberdar. The works would provide additional and much-needed teaching facilities for the school as well as a purpose-built Welsh-medium childcare facility. As a result of the works, the school's overall capacity would be increased from 432 pupils (including 60 nursery places) to 480 pupils (age 3+) whilst the childcare facility would provide 30 pre-nursery childcare places.

The proposal includes the following works:

- A part single and part two-storey extension would be constructed to the eastern 'wing' of the existing school building. The extension would measure 32.1 metres in width by 18.6 metres in depth and would vary between 9.2 and 10.2 metres in height from ground level (at the northern and southern ends respectively). It would provide 4 additional classrooms with associated WCs and cloakrooms and a hall/studio/break-out area at ground floor and a fully accessible Welsh-medium childcare facility at lower ground floor. A raised walkway would extend along the northern and north-eastern elevations which would provide external access to the hall and two classrooms. It would measure between 1.6 and 3.7 metres in height from ground level (due to changes in ground level through the site) and would be enclosed by a glazed balustrade.
- A single storey extension would be constructed to the north-eastern elevation of the northern 'wing' which would increase the floor space of the existing hall by 80 square metres. The extension would measure 16.9 metres in width by 4.7 in depth with a mono-pitch roof measuring between 4.1 and 4.7 metres in height from ground level.
- The existing car park would be extended to an area of Council-owned land between the adjacent Bryndar Community home and nos. 13 and 14 Cherry Court. The extension would provide an additional 21 spaces (including 1 disabled space) which would increase the total parking provision to 42 spaces. The extended car park would be accessed via the existing access off Laburnum Drive.
- An additional hard surface play area would be provided to the south of the existing building. It would replace an existing grass playing field which is said to be unusable for much of the year.
- A new accessible footpath would be constructed between the building and the north-eastern boundary of the site to link the new Welsh-medium childcare facility to the exiting pupil drop-off area at the northern end of the school.
- A new maintenance access would be provided at the eastern boundary of the site (off Cherry Court). The access would be gated with no school access being permitted other than for maintenance purposes.

- The existing demountable units, which are located to the north-eastern side of the existing building and which currently house excess pupil numbers, would be removed from the site.
- A sprinkler tank and pump house would be placed at the northern end of the eastern boundary.

In addition to a comprehensive set of plans, the application is accompanied by the following supporting documents:

- Planning Statement
- Design and Access Statement
- Ground Investigations
- Ground Conditions Desk Study
- Noise Impact Assessment
- Energy Strategy
- Site Waste Management Plan
- Construction Management Plan
- Consultation Report
- Archaeological Desk Based Assessment
- Tree Report
- Transport Statement
- Drainage Maintenance Plan
- Preliminary Ecological Appraisal
- Preliminary Bat Roost and Nesting Bird Assessment
- Coal Mining Risk Assessment
- Landscaping Plan
- Shading Analysis

SITE APPRAISAL

The application site relates to an existing Welsh-medium primary school which is located within the village of Cwmdare, Aberdare. The site extends to approximately 0.95 ha with the existing school building being located towards the northern end. The site is accessed off Laburnum Drive to the western boundary where a vehicular drop-off/pick-up loop is also provided. A staff car park is provided to the north of the existing school building whilst the remaining area consists of grass and hard-surface play areas. Ground levels within the site fall gradually from north to south however, the existing school building is situated on a flat plateau.

The surrounding area is predominantly residential in character with the nearest properties to the proposed development being located immediately adjacent to the eastern boundary (nos. 12, 14 & 15 Cherry Court). There are further properties located on the opposite side of Cherry Court (nos. 14, 17, 19, 21 & 23 Camelia Close and nos. 20 22 Sycamore Close) and to the south (nos. 1, 9, 10 & 11 Cherry Court).

PLANNING HISTORY

The following planning applications are associated with the application site:

08/1818	Ysgol Gynradd Gymraeg Aberdar, Laburnu Drive, Cwmdare, Aberdare	Eco School Green Flag	Granted 20/01/09
06/0807	Ysgol Gynradd Gymraeg Aberdar, Laburnu Drive, Cwmdare, Aberdare	Erection of demountable classroom	Granted 14/07/06
05/1912	Ysgol Gynradd Gymraeg Aberdar, Laburnu Drive, Cwmdare, Aberdare	Proposed water-tight, air- tight storage container for storage of school equipment, a free- standing portable unit.	Granted 19/12/05

PUBLICITY

The application has been advertised by means of direct neighbour notification to a total of 37 properties surrounding the application site and through the erection of 5 site notices in the vicinity of the site. A total of 7 letters of objection have been received from neighbouring properties in relation to the proposal and are summarised as follows:

Amenity and Privacy

- The new building will obscure our sunlight and privacy.
- The details are not clear on how close the building would be to our property.
- The car park would be directly behind our rear boundary fence and this raises serious concerns about its impact upon our health and well-being.
- We will be unable to open doors and windows for fear of air and noise pollution and the position of the car park will affect our outdoor seating areas.
- Suggestions are made to create more space between boundaries and parking spaces, erection of acoustic sound barriers/air pollution barriers and creation of natural barriers (trees/shrubs).
- We experience significant environmental noise disturbance from the school, particularly during the summer months, when the hall doors are left open. The erection of the extension will bring the hall closer to our property, thereby exacerbating the problem.
- The extension includes a patio area which would look directly onto our property.
- The classrooms will be easily viewed from our properties.

Maintenance Access

- The maintenance access will be directly opposite my drive.
- The fence panelling has already been removed on a number of occasions for access to the school fields for fairs/circus vehicles, maintenance and drilling rigs and every time this has occurred, there has been an adverse impact on my property with longer vehicles and trailers reversing onto my private driveway and causing damage.
- The space within this area is restrictive.

- The access has been poorly managed by the school and will again be poorly managed leading to an unofficial pedestrian access point and bringing further issues.
- I require emergency access from my drive at all times (on call for South Wales Fire and Rescue Service) and the installation of a gateway and subsequent access will have an adverse impact.
- The gateway will be located on a blind bend for vehicles leaving Cherry Court – it is suggested that the gateway be re-located.
- It is suggested that the current access gate is utilised from the front of the school, allowing vehicles to traverse to the right-hand side of the school yard to access the lower section of the school.

Highways and Parking

- Parents park on Laburnum Drive blocking driveways and up on pavements so that wheelchair users and prams are unable to use them.
- People are inconsiderate and the matter has been brought to the attention of the police and the school on numerous occasions.

Other

- Objection is raised in respect of the loss of view.
- Concern is raised that the proposal would result in the devaluation of neighbouring properties.
- Concerns raised regarding the consultation process and the handling of our concerns, which have been marginalised – no one has viewed the visual perspective from our property and we have not had any feedback or response to our concerns.
- Concern has been raised that residents have been aggravated by the residents of Bryndar Home with objects (balls, etc.) being thrown over garden fences and causing damage to plants. It is requested that a requisite boundary fence is provided to ensure that the car park does not become a playground during out of school hours.
- Issues were raised with regards to the red line boundary included in the informal consultation exercise undertaken prior to the application being submitted.
- Concern raised in relation to the provision of a drop-off area at Cherry Court.
- Assurance is sought that any footpath access from Cherry Court and Laburnum Drive will be provided with robust lockable steel gates and will be securely locked outside of school hours.
- The school is big enough.
- Query about a new school for the English-speaking local children who have to survive in portable cabins and old school classrooms.

The agent also carried out an informal consultation exercise with residents prior to submitting the application. It is noted that the plans published for that exercise included a new pick-up/drop off area for the childcare facility off Cherry Court however, this has not been included in the formal submission.

CONSULTATION

Coal Authority

No objection. Advises that more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

Further advice is also provided in relation to mine gas and these comments will be included as informative notes to the applicant.

Countryside, Landscape, Ecology

No objection, subject to a condition for details of precautionary ecology mitigation and biodiversity enhancement (as per section 5 of the Preliminary Ecological Survey by Acer Ecology and section 5.3 of the Preliminary Bat and Nesting Bird Survey).

Flood Risk Management

No objection or condition recommended. The development area will exceed 100m² and a separate application for Sustainable Drainage Approval will be required under the Flood and Water Management Act 2010. The proposal will also be required to comply with Part H of the Building Regulations which sets out the design requirements associated to the use of infiltration drainage.

Highways and Transportation

No objection subject to conditions. Comments discussed in more detail in *Access and Highway Safety* section below.

Natural Resources Wales

Significant concerns were initially raised and it was advised that an objection would be raised unless conditions relating to land contamination were added to any grant of planning consent. The applicant submitted further information in an attempt to negate the need for the conditions however, NRW had not provided any further response at the time of writing this report.

Public Health and Protection

No objection subject to conditions relating to hours of construction, noise, dust and waste.

These issues are more effectively dealt with under separate environmental health legislation and it is not considered necessary to duplicate these issues through the imposition of planning conditions.

Welsh Water

Advises that foul water flows can be accommodated in the public sewer system and it is acknowledged that the intention is to discharge into existing RCT surface water drain

to the ordinary water course. It is also advised that the development site is crossed by a public sewer and that its position should be accurately marked out on site before works commence to ensure that no operational development is carried out or sustainable drainage system located within 3 metres of the centreline of the public sewer.

No other comments had been received at the time of writing this report. Any further comments received will therefore be reported orally at the Planning and Development Committee meeting.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located inside the defined settlement boundary and is unallocated. The following policies are considered to be relevant in the determination of the application:

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 AW8 - seeks to preserve and enhance the natural environment, including protected and priority species.

Policy AW10 - sets out criteria for environmental protection and public health.

Policy NSA12 - identified criteria for assessment of development proposals within and adjacent to settlement boundaries

Supplementary Planning Guidance

Design and Placemaking

Nature Conservation

Access Circulation and Parking

National Guidance

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

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

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 3 – Supporting Urban Growth – Council land/Placemaking/developers/regeneration/sustainable communities'/exemplar developments.
- Policy 9 – Resilient Ecological Networks – green infrastructure/ecology

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 21: Waste;
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:

Principle of the proposed development

The proposal seeks to construct two extensions to an existing Welsh-medium primary school in order to facilitate additional teaching facilities and a fully accessible, welsh-medium childcare facility. The proposal would allow the capacity of the school to be increased from 432 pupils (including 60 nursery places) to 480 pupils (including 60 nursery places) and 30 childcare places.

The site is situated within the defined settlement boundary and within an established built-up area that is predominantly residential in character. The area has good access to local services and amenities and is accessible by a range of sustainable modes of transport with bus stops providing regular local bus services to the local and wider

area being located in close proximity to the site. There is a well-established network of pedestrian infrastructure serving the school and the surrounding area which promotes travel on foot and bicycle and the site is therefore considered to be situated within a sustainable location, as defined in Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

Further requirements of Policy AW2 seeks to ensure that development would not conflict with existing uses in the area. Given the existing educational use of the site and that such uses are typically found within predominantly residential areas, it is not considered that the extension of the existing building to provide additional teaching and childcare facilities would unacceptably conflict with surrounding land uses.

As such, the proposal is considered to comply with the criteria set out in Policy AW2 of the Rhondda Cynon Taf Local Development Plan and the principle of extending the existing school building to enable its expansion is therefore considered to be acceptable, subject to an assessment of the criteria set out in the subsequent sections below.

Impact on the character and appearance of the area

Part single-storey, part two-storey extension (eastern wing)

The proposed extension to the eastern wing of the existing building would inevitably be a visible addition to the site, particularly when viewed from Cherry Court. However, it is not considered that the extension would have a significant impact upon the character and appearance of the site or the surrounding area. The extension would extend towards and broadly in line with the eastern boundary of the site and would be sympathetic to the existing ground levels which fall away to the south. The scale and design of the extension is considered to be in-keeping with the main building with the two-storey element being created as a result of the changes in ground level. The height of the extension, for the most part, would be set below the ridge line of the main roof creating an element of subservience, whilst the section immediately adjoining the existing building (i.e. the hall/studio/break-out area) would not exceed the height of the highest part of the existing roof adjacent to it.

The building would have a more modern appearance in comparison to the existing school building however, its scale and overall finish would ensure that it would not appear overly prominent or out-of-context with the wider school site. Indeed, the external materials would consist of facing buff brick with a metal standing seam roof which would either match or complement the materials used in the existing school building and it is therefore not considered that the extension would have an adverse impact upon the character and appearance of the site or the surrounding area.

Single storey hall extension (northern wing)

The single storey hall extension would be constructed on the eastern elevation of the northern wing and would not be particularly visible from the surrounding area. Neighbouring properties immediately to the east of the site would have some views of the extension however, due to its limited scale and sympathetic design, it is not considered that it would have an adverse visual impact. The extension would be

subservient to the scale of the existing building with a mono-pitch roof which would tie in with the slope of the existing roof slope. Furthermore, it would be finished with materials to match the larger extension and complement those of the existing school building and it is considered that the extension would integrate well within the wider school site.

Car park extension

The extension to the existing car park is considered to be limited in terms of its scale and, due to its position between the existing school site, the Bryndar Community Home and neighbouring properties, views would be limited to the immediate surroundings. It would be accessed via the existing school entrance off Laburnum Drive and would be enclosed by new and existing fencing, which is considered to be visually acceptable.

Ancillary works

The provision of an additional hard-surface play area would replace an existing grass play area which is understood to be unusable for most of the year. This, along with the other ancillary works proposed (i.e. provision of paths, maintenance access, sprinkler tank etc.), would be viewed in context with the wider school site and no concerns are raised in relation to their visual impact. Furthermore, the proposal includes a comprehensive landscaping scheme which would help to soften the wider development and ensure that it would have a pleasant appearance when viewed from both inside and outside the site. The landscaping scheme submitted with the application indicates that trees would be planted along the eastern boundary which, in time, would provide an element of screening.

The proposal would also result in the removal of the existing portable cabins at the site which would improve the overall visual appearance of the site.

As such, the proposal is considered to be acceptable in terms of the impact it would have upon the character and appearance of the site and the immediate surrounding area and the application would therefore comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

Part single-storey, part two- storey extension

The proposed extension to the eastern wing would inevitably form a sizeable addition to the site and it is noted that the development would have some impact upon the amenity of properties located immediately adjacent to and directly opposite the eastern boundary (namely nos. 12 & 14 Cherry Court, nos. 17, 19, 21, & 23 Camelia Close and no. 20 Sycamore Close). The proposed extension would extend broadly in line with the eastern boundary and would be readily visible from either the front or rear elevations of these properties.

The closest properties to the proposed extension are considered to be nos. 12 & 14 Cherry Court, which are located immediately adjacent to the north-eastern boundary. The rear elevation of no. 12 would face towards the area of the proposed extension

whilst the front first-floor windows of no. 14 would have some oblique views towards it. It is also noted that there is a difference in ground level between the existing school building and the adjacent properties, although the ground slopes down towards the boundary so that the area immediately adjacent is more comparable but still slightly higher than the ground levels of the adjacent properties

The extension would be constructed at the eastern elevation of the eastern wing with it being orientated so that the majority of it extends towards the south of the site and broadly in line with the eastern boundary adjoining the estate road at Cherry Court. The most northern outward corner of the extension would project beyond the building line of the existing school building by a maximum of 6 metres which would bring the overall built-form closer to the boundary with no. 12. The extension, at its closest point would be sited 19 metres away from the rear elevation of no. 12 and 12 metres away from its rear boundary (currently 25 metres and 19 metres respectively). However, given that the extension would be positioned and orientated so that the outward corner of the building would be sited closest to the boundary and that it would incorporate a mono-pitch roof which would be at its lowest in this particular location (6.4 metres from the ground level immediately below), the majority of the bulk created by the extension would extend away from the no. 12 and it is considered that this would reduce its overall impact. In addition to this, the site layout plan indicates that this section of the extension would be situated more towards the rear elevation of the detached garage of no. 12 rather than the main dwelling and, as such, it is not considered that the resulting impact of the extension would be significantly greater than that created by the existing building.

It is noted that the residents raise concern that the building would block their view of the mountainside beyond the existing school building and whilst it is noted that the overall outlook from no. 12 would inevitably change, the loss of a view is not a material planning consideration and cannot be used as a reason to refuse planning permission. Given the siting, orientation and design of the extension, it is not considered that the impact would be so significant that it would warrant the refusal of the application.

In terms of overshadowing and loss of sunlight, the extension would be sited to the south of no. 12 and there is some potential for overshadowing to occur. However, given the distances between the extension and no. 12 and the design and orientation of the roof above the closest part of the extension, it is not considered that the level of overshadowing would be significantly greater than that which already occurs as a result of the existing school building. The application is supported by a sunlight/shading analysis which illustrates the shadowing effects of the existing school and the proposed extension during different times of the day (9am, 12pm and 3pm) during Spring, Summer, Autumn and Winter. From an assessment of these drawings, the extension would only impact in Winter between 10am and 1pm before the sun makes its way behind the existing school building. There is no additional shadowing impact for Spring, Summer or Autumn. As such, the impact is considered to be acceptable in planning terms.

No. 14 Cherry Court is situated further away from the proposed extension with a distance of 30 metres between the closest part of the extension and its front elevation. The orientation and layout of this dwelling is such that the extension would only be viewed from the first-floor windows within the front elevation and it is not considered

that the extension would have any significant overbearing impact upon this property. Whilst there is some concern that the extension would result in additional overshadowing on no. 14, this would only occur during the morning period and only during the winter. There would be no resulting overshadowing during the Spring, Summer or Autumn (as illustrated in the submitted sunlight/shading analysis) and, on balance, the impact is considered to be acceptable.

Residents also raise concern that the proposal would result in a loss of privacy to their properties. Whilst these concerns are noted, the position and orientation of the extension is such that the closest windows would be those of the new hall/studio. The views from these windows towards no. 12 would be obscure rather than direct and whilst the view from the northern elevation would be slightly more direct towards no. 14, the distance of 30 metres between elevations would ensure that the level of overlooking would not be harmful to the occupiers. It is also noted that a raised walkway would wrap around the side of the extension which would be enclosed by an obscurely glazed balustrade and which would help to further limit the potential impact.

The walkway would provide external access to two classrooms within the new extension and it is noted that this would result in parents crossing the walkway to drop their children off/pick them up from their classrooms at the beginning and end of every day. Concern was initially raised that direct views could be obtained from the walkway, particularly by parents who may stand and wait for their children in this location. However, a condition can be added to ensure that the balustrade is of an acceptable height (1.7 metres) in the area closest to nos. 12 & 14 Cherry Court to ensure that no unacceptable levels of overlooking would occur. The classroom windows would face towards the boundary adjacent to the estate road at Cherry Court rather than towards the boundary with no. 12 & 14 and it is not considered that these would give rise to any significant levels of overlooking towards this property.

Whilst glazed internal walkway would be provided to link the extension to the existing school (facing towards nos. 12 & 14), the transient nature of this walkway would not give rise to any significant levels of overlooking.

As indicated above, the majority of the bulk of the proposed extension would project to the south of the site, broadly in-line with the eastern boundary adjacent to the estate road at Cherry Court. The extension would be sited between 9.2 and 19.2 metres in from the boundary, resulting in an approximate distance of between 30 and 45 metres being maintained between the extension and the front elevations of nos. 17, 19, 21 & 23 Camelia Close and the rear elevation of no. 20 Sycamore Close respectively. This is considered to be a sufficient distance to ensure that no significant overbearing or overshadowing impact would occur. Similarly, the distances between the classroom windows and the affected properties would ensure that no unacceptable levels of overlooking would occur.

Single storey hall extension (north wing)

The proposed extension to the hall would result in the eastern elevation of the northern wing being extended out by 4.9 metres which would result in the building being positioned 24.6 metres away from the side elevation of no. 14 Cherry Court and 22.2 metres away from its side boundary. The extension would be situated approximately

2 metres above the ground level of no. 14, however, due to the orientation of the neighbouring property and the sympathetic siting, scale and design of the proposed extension, it is not considered that it would result in any harmful loss of outlook or in a significant level of overlooking.

It is noted that residents have raised concern that surrounding properties already experience some degree of noise and disturbance from the existing hall and that its extension would exacerbate this problem. Whilst these concerns are noted, it is understood that the nearest properties were built after the school and residents would therefore have been aware of the possibility for some degree of noise and disturbance during various parts of the school day. Given that the school day is generally limited to the hours of 8:00 and 16:00 and that the building is unlikely to be occupied outside of these hours, and that the increase in pupil numbers is not significant (48 additional pupils), it is not considered that the level of disturbance would be significantly greater than the existing situation. Furthermore, the application is accompanied by a Noise Assessment which has been assessed by the Council's Public Health and Protection section and no objection has been raised in this regard.

Car park extension

The proposed extension to the car park would be situated on Council-owned land between the existing Bryndar Community Home and the rear boundaries of nos. 14 & 15 Cherry Court. It is noted that concerns/objections have been raised by residents with regards to the impact of the car park on their health and well-being and also their enjoyment of their rear gardens. The objections suggest that the situation could be made acceptable by the provision of an appropriate fence.

Whilst the concerns raised by residents are duly noted, the car park is considered to be of a limited scale and would predominantly be used by members of staff associated with the school. As such, it is considered that vehicles would typically enter the car park in the morning and remain there until the end of the day. Due to the provision of an existing drop-off/pick-up loop on Laburnum Drive, it is not considered that the car park would be subject to numerous comings and goings throughout the day and the impact upon neighbouring residents would therefore not be significant.

The car park would be enclosed by a new fence to separate it from the grounds of the Bryndar Community Home however, it is not intended for any further fencing to be erected at the rear boundaries of no's. 14 & 15. The suggestions made by the objectors in relation to additional fencing have been considered by the applicant however, it is argued that sufficient fencing already exists in this location and additional fencing is therefore not considered necessary. Furthermore, the Noise Assessment submitted with the application indicates that the increased numbers of vehicles utilising the car park areas will be within WHO guidelines for community use.

Maintenance Access

It is noted that a new maintenance access would be created at the southern end of the eastern boundary, opposite no. 11 Cherry Court. One letter of objection has been submitted which raises concerns with regards to the impacts of the access and the management of its use. As indicated previously in this report, the access is intended

for use during the construction phase and, following the completion of the development, for maintenance purposes only. It would not be used as an entrance to the school for staff or as a pick-up/drop off area. As such, it would not be used frequently and would be locked when not in use. Whilst it is noted that the objector raises concerns with regards to the management of its use, this is an issue for the school and is not a reason to refuse planning permission. Any issues relating to the blocking of drives/highways etc. is a police matter. Furthermore, the Council's Transportation Section have not raised any concerns in relation to the position of the proposed maintenance access and a condition has been recommended to ensure that it is used for maintenance purposes only.

Ancillary developments

It is noted that a footpath would be constructed towards the eastern boundary of the site and that this would be in close proximity to the boundaries with nos. 12 & 14. The footpath would provide a link between the car park and the childcare facility at the lower ground floor of the proposed extension. Given that these properties already have adequate boundary fencing and that the path would predominantly be used by parents dropping off and picking up their children, it is not considered that the footpath would result in any significant levels of overlooking or in an unacceptable level of noise and disturbance. Indeed, it is noted that the area currently forms part of the wider playground area and the level of noise experienced by residents would not be any greater than the current situation.

Similarly, the provision of an additional hard-surface play area would not have any greater impact than the use of the wider playground area. Although it is recognised that an additional 48 pupils would be educated at the site, it is not considered that the level of noise and disturbance would be significantly increased, particularly as these areas are most likely to be used during playtime. Furthermore, given that the school has been established at the site for a number of years (since 2003), residents will already be accustomed to some degree of noise and disturbance

It is noted that a new sprinkler tank and associated pump room would be sited adjacent to the southern boundary of no. 12 Cherry Court however, these would be situated adjacent to the garage and would not be particularly visible from the windows of no. 12 or indeed it's rear garden. Furthermore, both the sprinkler tank and pump room would be of a limited height (1.8 metres and 2.5 metres in height respectively) and would not give rise to any significant overbearing or overshadowing impact or result in any loss of outlook. The issue has also been considered within the Noise Impact Assessment where it is considered that a suitable planning condition can be imposed to ensure that noise levels resulting from the equipment is limited.

In light of the above, it is considered that the proposal would have an acceptable impact upon the amenity and privacy of surrounding residential properties and the application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Technical Advice Note 11 (Noise).

Access and highway safety

The application has been subject to consultation with the Council's Transportation Section. In their assessment of the scheme, it was noted that the site is currently accessed off Laburnum Drive to the west of the school. The access provides both vehicular and pedestrian access; and forms an established vehicle two-way drop off loop located at the front of the site, from which vehicles can enter the car park. Laburnum Drive is well established as the pickup and drop off for the existing school and it is noted that at picking up and dropping off times the residential street is fairly congested with high on-street car parking demand.

The comments note that the proposed extension would increase the number of classrooms and the number of staff employed at the school. It is indicated that, in accordance with the Council's SPG: Access, Circulation and Parking (2011), the number of spaces required as a result of the expansion is approximately 42 car parking spaces and 1 commercial vehicle space. The proposal indicates that the existing car park containing 23 spaces would be extended to an area of Council-owned land in the grounds of the adjacent Bryndar Community Home with the number of car parking spaces being increased to 42 spaces. This accords with the requirements of the SPG and is therefore considered acceptable.

It is anticipated that the new extension and nursery facility will increase AM peak two-way trips by 49 and PM peak two-way trips by 53 which raises cause for concern. However, taking into account the existing school provides for a pick-up and drop off facility served off Laburnum Drive and additional off-street car parking provision for the extension and nursery would be provided, this alone would not warrant a highway objection.

The plans indicate that a dedicated access point would be established to the south east of the site (off Cherry Court) which would temporarily be used for construction traffic and deliveries during the construction phase and then as a maintenance access following the completion of the development. There is concern that the proposed access would have a negative impact upon existing residents of Cherry Court during the construction phase however, a condition can be imposed to limit this impact by restricting HGVs used during construction to hours outside of peak travel times (i.e. 9.00am to 15:00pm weekdays, 09:00am to 13:00pm Saturdays and not at all on Sundays).

In light of the assessment made by the Highways and Transportation section, and whilst the concerns raised by objectors in this respect are noted, the application is considered to be acceptable in respect of its potential impact upon highway and pedestrian safety in the vicinity of the site, subject to the conditions set out below.

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.

Drainage

The proposed construction works would be greater than 100m² and the applicant will therefore be required, under Section 3 of the Flood and Water Management Act 2010, to submit an application for Sustainable Drainage Approval prior to works commencing on site. The application will also be required to comply with Part H of the building regulations which sets out the design requirements associated to the use of infiltration drainage.

The surface water flood risk at the site would therefore be satisfactorily managed by both the building regulations and Schedule 3 of the Flood and Water Management Act 2010.

Welsh Water have also been consulted on the proposal and no objection is raised. It is noted that the site is crossed by a public sewer however noting its approximate position shown on the plan provided by Welsh Water, this is positioned towards the south of the site and not in close proximity to the proposed development area.

As such, it is considered that the proposal could be made acceptable in terms of the impact it would have upon local amenity in terms of flooding and the application is therefore considered to comply with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Ecology

The application is accompanied by a Preliminary Ecological Appraisal (January 2021) and Preliminary Bat and Nesting Bird Assessment (November 2019) which have both been reviewed by the Council's Ecologist. The comments received indicate that the reports provide a sufficient assessment of the ecology at the site and it is recommended that a condition is added to any grant of consent to secure the precautionary measures set out in Section 5 of the Preliminary Ecological Appraisal.

Coal Risk

The Coal Authority confirm that the site falls within the defined Development High Risk Area and that there are coal mining features and hazards within and surrounding the application site which need to be considered in the determination of this planning application. It is noted that records indicate that the site is underlain by recorded mine workings at shallow depth and thick coal outcrops cross through the site which may have been subjected to unrecorded mine workings.

The application is accompanied by a Coal Mining Risk Assessment, a Phase 1 Ground Conditions Desk Study Report, a Phase 2 Ground Investigation Report and a further letter which confirms that a shallow spread reinforced concrete raft solution is considered appropriate to mitigate the risk associated with shallow coal mining legacy. The Coal Authority has reviewed the information submitted and raises no objection to the proposal.

Impact on trees and landscaping

The application is accompanied by an Arboricultural Report which indicates that 5 trees and 3 hedgerows would be removed from the site in order to facilitate the

construction of the proposed development. The report confirms that the trees/hedgerows to be removed are all either low (C category) or poor quality (U category) and that the loss can be mitigated for by suitable compensatory tree and hedgerow planting. The report indicates that the higher value trees within the site would be retained and it is recommended that these be suitably protected prior to construction, as per the details contained within Appendix 4 of the report (Tree Protection Plan), to ensure that no significant long-term adverse Aboricultural impact occurs upon the health of any retained trees on or adjacent to the site or to the long-term amenity of the area.

A landscaping scheme has also been submitted with the application which indicates that 9 new trees would be planted along the eastern boundary of the site as well as some additional trees around existing footpaths within the site. This would adequately compensate for the loss of existing trees and no concern is raised in this regard.

In light of the above, it is considered that the proposal is acceptable in this regard.

Archaeology

The application is accompanied by an Archaeological Report which indicates that there are six sites of archaeological interest within the 0.5km study area, and that this includes the Registered Historic Park and Garden of Aberdare Park (GM2) as well as an area within the southern boundary of the development area (Pen-twyn YGG001). There are also 15 Grade II Listed Buildings within the 1km study area but no Conservation Areas, Scheduled Monuments or Historic Landscapes.

The report considers that there would be little change in the setting of these designations beyond the construction phase due to the intervening topography as well as the proposed development comprising an extension to the existing school rather than a new development. In addition, no designated sites would be directly affected by the proposal.

The report recommends that if any groundworks are to be carried out within the area of YGG001, then a watching brief should be carried out on this portion of the works.

Consultation has been undertaken with Glamorgan-Gwent Archaeological Trust however, no response had been received at the time of writing this report. Any response received will therefore be presented to Members at the Committee.

Land Contamination

The application has been assessed by NRW who raised concerns with regards to the proposal. The application was submitted with a Phase 2 Ground Investigation report which indicated that there is on-going groundwater sampling and that the assessment will be updated upon its completion. NRW therefore recommends that conditions be attached to any grant of planning consent to secure additional information in this respect.

The applicant submitted additional information in response to the comments received from NRW however, further comments from NRW had not been received at the time

of writing this report. These will therefore be presented to Members at the Committee. The recommended conditions have been added however, these can be removed should positive comments from NRW be received.

Other issues raised by objectors

The following comments are offered for issues raised by objectors that are not addressed in the sections above:

- One objector raises concerns that the extension will obscure their view and devalue their property. Whilst these comments are noted, these are not material planning considerations and cannot be used as a reason to refuse planning permission.
- Concern has also been raised with regards to the consultation process and the handling of their concerns. It is noted that an informal consultation exercise was undertaken with residents prior to the submission of the formal application and that this led to some alterations to the scheme prior to it being submitted (i.e. removal of pick-up/drop-off area off Cherry Court). Whilst it is noted that the scheme has not been amended to address other concerns raised by residents, the issues have been addressed in the Consultation Report submitted with the application. It should be noted that as this application does not constitute a major application, formal Pre-application Consultation (PaC) is not required to be undertaken and the consultation exercise that was undertaken was done so on a voluntary basis. In terms of consultation undertaken during the course of the formal application, the application has been adequately advertised by means of direct neighbour notification and through the erection of a number of site notices in the vicinity of the site, as set out in the '*Publicity*' section above, and the concerns raised by residents have been adequately addressed in the relevant sections of this report.
- One letter of objection states that no one has viewed the visual perspective of the development from their property and that they have not had any feedback or response to their concerns. The case officer has visited the affected property and assessed the impact of the development from this perspective. It is not possible for the Council to respond to each and every objection received and all concerns and objections raised by residents are therefore addressed within the committee report.
- It is noted that two objections raise concern with objects being thrown over garden fences from the school and the adjacent Bryndar Community Home and causing damage to neighbouring properties. This is unfortunate however, it is not something that can be taken into consideration in the planning process and these issues should be taken up with the school/community home. The site would be locked at the end of every day to ensure that it would not be used as a playground outside of school hours.
- It is understood that concerns were raised that the red line boundary presented during the informal consultation exercise included a small section of land from the gardens of adjacent properties. This has been addressed in the formal planning application.
- In terms of the concerns raised in relation to the provision of a drop-off area at Cherry Court, this has been omitted from the scheme. The only access off

Cherry Court would be the construction/maintenance access which would be locked when not in use.

- One objection also seeks assurance that any footpath access from Cherry Court and Laburnum Drive will be provided with robust lockable steel gates and will be securely locked outside of school hours. All gates would be securely locked outside of school hours, as per the current arrangement that is directly managed by the school.
- It is noted that one objector raises concern with regards to parents parking inconsiderately on Laburnum Drive at pick-up and drop-off times. Whilst this is noted, the issue is a police matter and not a material planning consideration.
- A query is also raised about a new school for English speaking local children. This application relates directly to the extension of the existing Welsh school and no comments can be made in relation to provision elsewhere.

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 CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Conclusion

The proposed development would provide extensions, along with associated works, to an established Welsh-medium primary school in order to facilitate much-needed additional teaching space as well as a Welsh-medium childcare facility. The extensions and associated works are considered to be appropriate to the existing school setting and are of a scale that would not adversely impact upon the character and appearance of the site or the surrounding area. A number of objections have been received from local residents in relation to the impact of the proposal upon the amenity and privacy of neighbouring properties and whilst it is noted that the extensions would inevitably have some impact upon surrounding residents, the extensions and associated works are of an acceptable scale and design and it is not considered that the resulting impacts would be so significant that they would warrant the refusal of the application. Furthermore, the proposal is considered to be acceptable in terms of the impact it would have upon highway and pedestrian safety in the vicinity of the site.

The proposed development therefore complies with the relevant local and national planning policies and is considered to be acceptable, subject to the conditions set out below.

RECOMMENDATION: Approve, 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 permitted shall be carried out in accordance with the approved plans and documents received on 15th March 2021 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. YGA-ASL-00-ZZ-DR-A-0100 Rev. P3: Site Location Plan
- Drawing No. YGA-ASL-00-00-DR-A-0102 Rev. P4: Proposed Ground Floor Plans
- Drawing No. YGA-ASL-00-02-DR-A-0104 Rev. P4: Proposed Roof Plans
- Drawing No. YGA-ASL-00-ZZ-DR-A-0105 Rev. P4: Proposed Site Elevations Sheet 1
- Drawing No. YGA-ASL-00-ZZ-DR-A-0106 Rev P4: Proposed Site Elevations Sheet 2
- Drawing No. YGA-ASL-00-00-DR-A-0202 Rev P6: Proposed Two Storey Extension Ground Floor Plan
- Drawing No. YGA-ASL-00-ZZ-DR-A-0204 Rev. P6: Proposed Elevations Sheet 1
- Drawing No. YGA-ASL-00-ZZ-DR-A-0205 Rev P6: Proposed South and East Elevations
- Drawing No. YGA-ASL-00-ZZ-DR-A-0206 Rev. P6: Hall Extension Elevations
- Drawing No. YGA-ASL-00-ZZ-DR-A-0209 Rev. P2: 3D Views
- Drawing No. YGA-ASL-00-ZZ-DR-L-0900 Rev P7: Landscape General Arrangement
- Drawing No. YBM-ASL-00-B1-DR-A-0101 Rev. P4: Proposed Lower Ground Floor Plans
- Drawing No. ASL-YGA-00-01-DR-A-0103 Rev. P4: Proposed First Floor Plans
- Drawing No. 6700-BHP-VE-XX-DR-C-(50)002 Rev. P02: Drainage Long Sections
- Drawing No. 6700-BHP-VE-XX-DR-C-(50)005 Rev. PO1: Drainage Construction Details
- Drawing No. 6700-BHP-VE-XX-DR-C-(50)006 Rev. PO1: Attenuation Tank Details – Sheet 1
- Drawing No. 6700-BHP-VE-XX-DR-C-(50)007 Rev. PO1: Attenuation Tank Details – Sheet 2
- Drawing No. 6700-BHP-VE-XX-DR-C-(50)101 Rec. PO2: Proposed Overland Flow Routes
- Drawing No. 6700-BHP-VE-XX-DR-C-(60)001 Rev. PO1: General Arrangement
- Drawing No. 6700-BHP-VE-XX-DR-C-(60)005 Rev. PO1: External Works Construction Details

- Drawing No. 2021-008 E10 Rev. 01: Proposed External Lighting Layout
- Drawing No. FDS-36993-00-0901 Rev. PO1: Fire Sprinkler Installation – Builders Work Plan and Sections
 - Document Ref. ArbTS_1060.3_YGGAberdare: Arboricultural Report (dated 8th March 2021)
 - Document Ref. 1885: Archaeological Desk Based Assessment (dated November 2019)
 - Document Ref. 8769/JA: Noise Impact Assessment (dated 10th March 2021)
 - Document Ref. FM-SITE-020: Site Waste Management Plan (dated 17/02/2021)
 - Document Ref. FM-SITE-001: Construction Management Plan (dated 17/02/2021)
 - Document Ref. YGG-HYD-XX-XX-RP-GE-1000: Phase 1 Ground Conditions Desk Study (dated 16 December 2019)
 - Document Ref. YGG-HYD-XX-XX-RP-GE-1002: Phase 2 Ground Investigation Report (dated 10 June 2020)

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

3. Before the new school 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 (60) 001 REV PO1 and approved by the Local Planning Authority. The off-street car parking shall remain for the parking of vehicles associated with both schools thereafter.

Reason: In the interests of highway safety and to ensure vehicles are parked off the highway, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. The only access permitted off Cherry Court after construction will be for maintenance vehicles only with no pedestrian access or pick up and drop off facilities permitted.

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

5. Notwithstanding the details shown on the approved plans, development shall not commence until design and details of the new vehicular crossover for maintenance vehicles served off Cherry Court have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial use.

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

6. 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.

7. HGV's used during construction shall be restricted to 09:00am to 15:00pm weekdays, 09:00am 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.

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

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

9. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

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

10. Before the extension is brought into beneficial use, the glazed balustrade along the edge of the raised walkway to the north and eastern elevations shall be installed with obscure glazing and to a height of 1.7 metres. The balustrade shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity and privacy of neighbouring residential properties immediately adjacent to the site and in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. Prior to the installation of any external lighting within the extended car park area hereby approved, a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

Reason: In the interests of the amenity of neighbouring residential properties immediately adjacent to the site and in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. All planting, seeding or turfing comprised in the approved details of landscaping (drawing no. YGA-ASL-00-ZZ-DR-L-0900 Rev. P7) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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 otherwise agreed in writing by the Local Planning Authority.

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.

13. Prior to the construction of any retaining wall, the developer shall submit to the Local Authority details of all retaining walls to be built as part of the development, including drawings and structural calculations. The submitted details shall be accompanied by a certificate from an appropriately accredited independent consulting engineer confirming that the proposed retaining wall(s) are acceptable from a structural perspective. The approved retaining wall(s) shall be built in accordance with the agreed details. Following construction of the retaining wall(s), additional certification from an independent suitably accredited engineer confirming that the works have been constructed in accordance with the agreed details and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority.

Reason: In the interests of amenity and public safety, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

14. Any external plant (including the sprinkler water tank) shall not exceed the plant noise limits set out in Section 8 of the approved Noise Impact Assessment.

Reason: In the interests of amenity and public safety, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

15. Prior to the construction of the extensions hereby approved, details of all ecological mitigation and enhancement measures, as set out in the Preliminary Bat and Nesting Bird Assessment (Dated November 2019) and the Preliminary Ecological Appraisal (Dated January 2021), shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented, retained and maintained in accordance with the approved details.

Reason: To provide biodiversity mitigation and enhancement, in accordance with policy AW8 of the Rhondda Cynon Taf Local Development Plan.

16. No development or phase of development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site (largely completed)
2. A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) above and, base on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been full considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

17. Prior to the occupation of the development or phase of development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to an approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to

ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

18. If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

19. No infiltration of surface water drainage into the ground site is permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

20. No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason: To ensure there is no unacceptable risk to groundwater during construction and methods/design, in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.