



PLANNING & DEVELOPMENT COMMITTEE

4 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1219/10 (GH)
APPLICANT: Deeside Regeneration Limited
DEVELOPMENT: The construction of two industrial (B2) and warehouse (B8) units capable of being combined into a single unit, with ancillary offices (B1), associated car and cycle parking, and the creation of a new access and service yard. (Revised Ecology Report received 18th November 2020)
LOCATION: PLOT A, LAND ADJACENT TO FELINDRE MEADOWS, LLANHARAN, PENCOED
DATE REGISTERED: 18/11/2020
ELECTORAL DIVISION: Brynna

RECOMMENDATION: GRANT, SUBJECT TO CONDITIONS AND A SECTION 106 AGREEMENT

REASONS: The Pencoed Technology Park is an established employment site, where the construction of further industrial units, of a similar style and scale, would be compatible with the existing neighbouring land uses and consistent with the character of the site.

Furthermore, the proposal represents a significant investment within the County Borough, offering flexible floor space which would support economic growth and the potential for the creation of employment opportunities during both construction and thereafter.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to the Director of Prosperity & Development because it constitutes new-build industrial development.

APPLICATION DETAILS

Full planning consent is sought to construct 2 no. large industrial units for use within Classes B1, B2 and B8 along with associated access, parking and landscaping at Pencoed Technology Park, Felindre Meadows, Pencoed.

The submitted details demonstrate that the units would adjoin one another and be located towards the north-eastern corner of the site with the associated parking and delivery areas to the front.

The units would be of a large, modern design and scale each having a gross floor area of approximately 2200m². Most of the floor space would comprise warehouse area, together with a reception area, office and staff facilities, although the application clarifies that the units would be capable of being combined into a single larger unit if considered necessary in the future.

In respect of external dimensions and finishes, the elevations would be of grey cladding with each unit incorporating a glazed entrance to the front elevation and three delivery bays. The whole structure would have a width of 87m, a depth of 47m, with the twin pitch and hipped roof reaching a maximum height of 15.8m.

Within the curtilage of the property areas of landscaping and ecological mitigation would be sited the rear of the unit and at the western extent of the site. Existing hedgerows enclosing the site would be retained and a drainage swale and attenuation pond would be installed to the rear and western side of the development.

The existing access from Felindre Meadows at the south-eastern corner of the plot would be used together with a second, new access off the highway to be created a little further to the west. An additional existing access at the south-western corner of the plot would not be used.

In addition to the plans and elevation drawings accompanying the application, the following supporting documents have been submitted:

- Ecological Assessment and Summary
- Drainage, Flooding and Highways Technical Note
- Design and Access Statement
- Air Quality Report
- Landscape Strategy
- Pre-Application Consultation Report

SITE APPRAISAL

Pencoed Technology Park, Felindre Meadows, is located immediately to the north of Junction 35 of the M4 Motorway. It is a sizeable and roughly triangular area of land which is occupied by large-scale commercial/industrial units of varying design and a number of vacant, undeveloped plots.

The application site is located at the most western end of Pencoed Technology Park at Felindre Meadows and comprises a reasonably level plot of grassland extending to a surface area of approximately 1.7ha.

On its southern side the boundary of the plot is adjacent to the business park feeder road, beyond which lies a thick bank of trees and the M4 embankment. On its other boundaries the site is enclosed by vegetation or mature hedgerows. A further mature hedgerow is located within the site, approximately 40m from the plot's western boundary, which divides the land into two separate parcels, each of which currently has a separate access.

The Ewenni Fach River is located directly to the north of the application site beyond which there is small area of woodland separating the site from the former Sony factory premises 140m to the north. The other closest properties to the site are a petrol filling station 215m to the north-west, and a Premier Inn and restaurant 235m to the west.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

- 20/5051/41:** Pre-Application Enquiry.
Decision: 10/07/2020, Raise Objections.
- 06/0427/15:** Variation of condition to require permanent stopping up of highways prior the first occupation of the first building on the site; not prior to works commencing on site (as required by condition 11 imposed on outline planning permission 02/1850, dated 26th March 2004).
Decision: 24/05/2006, Withdrawn by Applicant.
- 05/1885/15:** Deletion of Condition 12 (implementation of highway signalisation works at Felindre Road/A473 roundabout) and Condition 33 (implementation of highway signalisation works at M4 Junction 35) as imposed on Outline Planning Permission 02/1850, dated 26 March 2004.
Decision: 27/04/2006, Granted.
- 05/1884/15:** Variation of Condition 1a (submission of reserved matters) as imposed on Outline Planning Permission 02/1850, dated 26 March 2004.
Decision: 20/04/2006, Granted.
- 02/1850/13:** Erection of building for uses within Classes B1 and B2 of the Town and Country Planning (Use Classes) Order 1987, together with associated engineering and building operations and landscaping works.

Decision: 26/03/2004, Granted.

PUBLICITY

The application has been advertised by the display of notices on site and, in accordance with the Development Management Procedure Order (Wales), the relevant press notice was published identifying that the proposal constitutes 'major development'.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation

No objection, subject to conditions and informative notes in respect of access, parking, construction method statement and electric vehicle charging.

Flood Risk Management

No objection or recommendation for condition in relation to surface water flood risk for this application since this will be adequately managed by both the Building Regulations and Schedule 3 of the Flood and Water Management Act 2010.

Natural Resources Wales

NRW recommends that planning permission should only be granted if its suggested conditions are attached to the permission. Otherwise, NRW would object to this planning application.

Welsh Government – Department for Economy and Infrastructure

The Welsh Government, as Highway Authority for the M4 Trunk Road, does not issue a direction in respect of this application.

Dwr Cymru Welsh Water

DCWW confirms that foul water flows can be accommodated in the public sewer system and acknowledges that the intention is to discharge the surface water via sustainable drainage methods to the adjacent watercourse.

Western Power Distribution

A new connection or service alteration will require a separate application to WPD.

Countryside – Ecologist

No objection subject to a condition and a Section 106 Agreement to secure a 25 year habitat management plan to deliver biodiversity enhancement on adjoining land.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies outside settlement limits but is within the extents of the established Pencoed Technology Park.

Policy CS2 - The policy emphasis in the Southern Strategy Area (SSA) is on sustainable growth that protects the culture and identity of communities by focusing development within defined settlement boundaries. Emphasis will also be on protecting the cultural identity of the strategy area by protecting the natural environment.

Policy CS10 - outlines that the Council will seek to protect mineral resources in order to contribute to the local, regional and national demand for a continuous supply, without compromising environmental and social issues.

Policy AW2 - The policy provides for development in sustainable locations which are within the settlement boundary; would not unacceptably conflict with surrounding uses; and have good accessibility by a range of sustainable transport options.

Policy AW4 – details the criteria for planning obligations including Section 106 Agreements and the Community Infrastructure Levy (CIL).

Policy AW5 – The policy identifies the appropriate amenity and accessibility criteria for new development proposals. It expressly states that the scale, form and design of the development should have no unacceptable effect on the character and appearance of the site and the surrounding area. Additionally, the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

Policy AW6 - The policy supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness. Furthermore, proposals must be designed to protect and enhance landscape and biodiversity.

Policy AW8 - Seeks to protect and enhance the natural environment from inappropriate development.

Policy AW10 - Development proposals must overcome any harm to public health, the environment or local amenity.

Policy AW 14 - safeguards minerals from development that would sterilise them or hinder their extraction.

Supplementary Planning Guidance

- Design and Place-making

- Access, Circulation and Parking Requirements
- Employment Skills
- Planning Obligations
- Nature Conservation

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 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

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.

Other relevant national 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 23: Economic Development;

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 site is located within the boundary of the established Pencoed Technology Park. This Park has been operating for nearly twenty years, having gained permission for the principle of employment use by virtue of planning application 02/1850/13, which was submitted by the former Welsh Development Agency.

Consequently, although it is not within the defined settlement boundary, the use of the site for employment purposes has already been established and the original consent implemented. The proposal does not, therefore, constitute a departure from the Local Development Plan. TAN 23 also advises that local planning authorities should guide economic development to the most appropriate locations, rather than prevent or discourage such proposals.

Furthermore, the proposal would make use of a vacant plot within the Technology Park, which would have significant economic benefits for the wider estate and the County Borough as a whole. It would also be complimentary to the character and uses of other industrial buildings nearby.

The development would also accord with many of the National Sustainable Placemaking Outcomes contained within Chapter 2 of PPW 10, against which developments should be assessed. The creation of employment, potential for regeneration, the fostering of economic activity and the accessibility of the site are particularly relevant to those placemaking aims.

In light of the above, it is considered that the proposal would not conflict with surrounding land uses and would, therefore, be generally acceptable in principle, subject to consideration of the other relevant material matters set out below.

Impact on the character and appearance of the area

Since this plot has yet to be developed it is clear that the proposed construction would markedly alter the character and appearance of the site, and result in a building of considerable scale.

However, the Park already accommodates other large industrial units of differing design, scale and height, namely the Ortho Clinical Diagnostics premises at the entrance to the Park and the South Wales Police building. The latter is of more recent construction and by way of comparison is a similar height to the proposed development.

Consequently, it is not considered the redevelopment of the site for industrial use and the construction of industrial style buildings would be out of character with its surroundings. Furthermore, the application site is considered capable of accommodating the proposed units whilst leaving adequate space around it. In this

regard, the western part of the plot would be used for an attenuation pond and the land to the rear used to deliver the sustainable drainage strategy and biodiversity enhancement.

Noting how well-screened the site is, i.e. the woodland to the north and wooded M4 embankment to the south, it is therefore considered that the proposed units would be in-keeping with the character and appearance of the Park and would have no undue impact upon the character of the surrounding setting.

Impact on neighbouring occupiers

It is acknowledged that the proposed B1, B2 and B8 uses could attract a wide range of potential businesses within the new units, including industrial and manufacturing processes, or distribution/storage.

In this regard, the context of the setting is pertinent and, as noted above, the application site is located within a long established industrial estate, where the neighbouring properties and those within the vicinity of the site are all industrial/commercial in character.

Nonetheless, given the siting of the business park and the nature and variety of surrounding uses, it not considered any of the potential uses would result a significant impact upon the amenities or operation of the surrounding buildings.

In addition, with there being no residential properties located in close proximity of the site, it is not considered that any detriment would be caused to the nearest residents.

Access and highway safety

Access

The application site is accessed from Felindre Meadows approach road which is subject to a Section 38 road agreement. The approach road has been designed and built to an adoptable standard in compliance with the standards and specification as set out in the Council's Design Guide for Residential, Industrial and Commercial Estate Roads.

The proposed Industrial units would be served from an existing access point stub provided as part of the Felindre Meadows industrial development and an additional new access point. Both would provide safe and satisfactory access.

However, the other existing access stub, which is not proposed to be used, should be reinstated to full footway construction and these matters are subject to a recommended condition.

Parking

The site is remote from public transport and would rely heavily on the use of private motor vehicles. The parking provision must therefore be strictly in compliance with the requirements as set out in the Council's Supplementary Planning Guidance to ensure that over-spill does not take place on the Industrial Estate Roads, which would otherwise be detrimental to the safety of all highway users and the free flow of traffic.

Noting the application description which indicates that the office space will be ancillary to the main unit uses, the off-street car parking for all use classes applied for has been calculated as follows:

Use Class	SPG 1 space per m ²	Proposed	Required SPG
B1 Business / Office	320 / 22.5m ²	72	14 spaces
B2 Gen Industrial	4395 / 80m ²	72	55 spaces
B8 Warehouse	4395/ 80m ²	72	55 spaces

The submitted plans indicate potential for 320m² of office space which would require 14 spaces. The requirement for both units, whether B2 & B8 use, would be 55 spaces.

Therefore, since the 72 spaces proposed would be just in excess of the 69 stipulated by the SPG, the proposed parking provision is acceptable. However, 10% of the car parking provision should incorporate ULEV charging points to promote sustainable modes of travel in accordance with PPW 10, for which a condition is recommended.

Other Parking

Secure cycle parking should be provided in accordance with the Council's SPG to promote sustainable modes of travel. The applicant has proposed 20 secure cycle stands, in addition to 4 motorcycle parking spaces, both of which are acceptable.

Water Management

The site location plan provided identifies that the existing site is a Greenfield site with a surface area of approximately 1.7ha. The applicant has provided a general site layout and plans and elevations of the development, together with a technical note in relation the sustainable drainage of the site.

Considering the sites surface water flood risk alongside Paragraph 8 of TAN 15, the Council's Flood Risk Management Team has utilised Natural Resources Wales Surface Water Flood Risk Maps to review the current risk of flooding. The summary of the review has identified a small area of low surface water flood risk on the northern side of the site with medium to high risk along the northern boundary. However, the topography suggests that this water will run from the south to the north-west away from the site, thus not increasing risk of flooding.

Ecology

NRW welcomes the recommendations made in Section 6 of the ecological assessment: 'Pencoed Technology Park, Pencoed, Ecological Assessment', Version 2, dated November 2020, by David Clements Ecology Ltd.

Providing the recommendations in the report are implemented, NRW requests that this document (specifically Section 6) is included within the condition identifying approved plans and documents on the decision notice.

There is the potential for pollutants to enter the water environment during construction and this issue can be addressed through appropriate pollution prevention measures employed as part of a Construction Environmental Management Plan (CEMP).

In addition, NRW notes a review of two historic boreholes located approximately 150m from the proposed development site revealed no made ground. However, these boreholes are not on the proposed development site and conditions relating to piling/foundation design and unsuspected contamination are recommended.

The Council's Ecologist has reviewed the Applicant's ecology report, landscape, biodiversity and amenity plan, and planting plan, which have been submitted to mitigate for the direct impact caused by the development unit. The ecology assessment has included vegetation and protected species (great crested newt, dormouse, bat, otter and badger) survey work, plus a data search. The survey work is to an appropriate standard and the details of the proposed mitigation should be subject to a condition.

Furthermore, the Ecologist has advised that any planning permission must include a requirement for a long-term Habitat Management Plan, to be secured through a S106 Agreement, for the inclusion of the adjacent floodplain area, as outlined on the submitted plans.

This is necessary since when the wider industrial estate, of which this application is part, originally gained outline consent, it was subject to an agreement that adjacent areas of the Ewenny Fach floodplain would be brought into long term management as part of any associated future development.

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 not CIL liable under the CIL Regulations 2010 (as amended).

Section 106 Contributions / Planning Obligations

Section 106 of the Town and Country Planning Act (as amended) enables Local Planning Authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

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

Welsh Office Circular 13/97 Planning Obligations provides procedural guidance on the role of planning obligations in mitigating the site-specific impacts of unacceptable development to make it acceptable in planning terms. The Welsh Government Development Management Manual also advises planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and when it meets the three tests above. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however it is made clear that this is intended to form the only basis of negotiations between all parties.

The Section 106 requirements in this case

In this case the proposed development would provide new industrial premises at an established business park with a GFA of circa 4400m².

The Council's SPG for Employment Skills states that both industrial developments providing GFA of 2,000m² or above, and warehouse/distribution developments providing GFA of 4,000m² or above, must be supported by an Employment and Skills Plan secured by a S106 Agreement.

In addition, a S106 Agreement will be required to agree the principles of a Habitat Management Plan to provide biodiversity mitigation on land adjacent to the boundary of the site, to comprise the following matters:

- (i) a plan showing the location of the Habitat Management Area;
- (ii) details of a 25 year management, restoration, creation and monitoring programme for key species and habitat (including measures for conservation cattle grazing and 'cut and collect' grassland management);
- (iii) the costing of each element;

- (iv) details of site management, access and interpretation measures and infrastructure;
- (v) establishment of a Management Committee (to include invitations to the Council) and the decision making roles and powers of the Committee;
- (vi) details of the process and procedure of reviewing and updating the Habitat Management Plan during the 25 year management period;
- (vii) public access and safety provisions;
- (viii) litter and rubbish treatment;
- (ix) invasive plant treatment and eradication;
- (x) boundary treatment aftercare;
- (xi) path and access management;
- (xii) light pollution control measures;
- (xiii) tree and hedgerow management;
- (xiv) preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
- (xv) personnel responsible for implementation of the Habitat Management Plan and the details and confirmation of provision of an Environmental Liaison Officer position and post;
- (xvi) monitoring and remedial measures triggered by monitoring (including annual monitoring and update reports to the Management Committee); and
- (xvii) details of any species licensing requirements from the Welsh Government.

The Habitat Management Plan should be implemented for a period of 25 years from the commencement of development.

Conclusion

Being located within an existing, established business park, the proposed development would be compatible with the surrounding commercial land uses or of a sufficient distance to prevent harm to amenity. Furthermore, it is considered the proposal would not have a significant impact upon the character and appearance of the site or immediate locality, and in addition to the acceptable access and circulation space, it would benefit the local economy and provide opportunities for employment. The application is therefore considered to comply with LDP Policies CS2, SSA13, AW2, AW5, AW6, AW8 and AW10.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW AND SECTION 106 AGREEMENT ABOVE

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 plans and drawings:

- PL-1 Proposed Floor Plans
- PL-2 Proposed Elevations
- PL-3 Proposed Site Plan
- PL-4 Proposed Roofplan
- Drawing no. 498.01 Rev. A - Landscape, Biodiversity & Amenity Strategy
- Drawing no. 498.02 - Planting Plan
- 19063-100 – Proposed Drainage Principles General Layout
- 19063-103 – Proposed Surfacing Layout
- 'Pencoed Technology Park, Pencoed, Ecological Assessment', Version 2, dated November 2020 by David Clements Ecology Ltd,
- DCE1095 Pencoed Technology Park: Ecology Summary,
- 'Design & Access Statement. J35 Pencoed, Bridgend, South Wales. Proposed Industrial Development.' (October 2020 by Chapter 3 Architects)

and documents received by the Local Planning Authority on 30th October 2020 and 18th November 2020, 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. No development shall commence until full engineering design and details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) the proposed new access including sections; street lighting details and surface-water drainage;
- ii) the reinstatement of the access to be abandoned, to include full footway construction and surface-water drainage.

The development shall be carried out in accordance with the approved details prior to beneficial use.

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.

4. No development shall commence, including any works of site clearance, until a Construction Method Statement has been submitted to 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.

5. 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, in accordance with Policies AW8 and AW10 of the Rhondda Cynon Taf Local Development Plan.

6. No development, including any site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include but not be limited to:
- a) General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containment areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, wheel wash facilities, concrete mixing and washing areas) and any watercourse or surface drain.
 - b) Soil Management: details of topsoil strip, storage and amelioration for re-use.
 - c) Pollution Prevention: demonstration of how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan, and self-reporting of any breaches of the CEMP or pollutions that happen during construction to NRW.

- d) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- e) CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- f) Resource Management: details of fuel and chemical storage and containment; details of materials; details of waste generation and its management; details of water consumption, wastewater and energy use.
- g) Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: To protect water quality and ensure protection of the natural environment during construction, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall commence on site until all details of habitat, species and landscape mitigation, as identified in Section 6 of 'Ecological Assessment Version 2' (David Clements Ecology Ltd - November 2020) and drawing no. 498.01 Rev. A - Landscape, Biodiversity & Amenity Strategy (Catherine Etchells Associates - July 20), have been submitted to and approved in writing by the Local Planning Authority.

In addition, these details shall include a cut and collect management plan for all grassland and attenuation features, wildlife sensitive hedgerow habitats and ecologically acceptable landscape plantings within the development boundary.

The development shall be carried out in accordance with the approved details.

Reason: To protect and enhance the natural environment in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

8. Before the development is brought into beneficial use the means of access, together with the vision splays, parking and turning facilities, shall be laid out in accordance with the submitted plan PL-3 REV 6. The off-street parking facilities shall remain for the parking of vehicles 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.

9. Before the development is brought into beneficial use a minimum of 10% of the car/vehicle parking spaces shall provide for the charging of ULEV vehicles. The charging points shall remain fully operational thereafter.

Reason: To comply with the requirements of PPW 10 and improve environmental and cultural wellbeing of the people and communities.

10. Surface water run-off from the proposed development shall not discharge onto the public highway or be connected to any highway drainage system.

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.

11. If, during development, contamination not previously identified is found to be present at the site then no further development 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 in accordance with the approved details.

Reason: To minimise the risks to public health of future users of the land and neighbouring land, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.