



## **PLANNING & DEVELOPMENT COMMITTEE**

**12 AUGUST 2021**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0882/13 (KL)  
**APPLICANT:** Mr Davies  
**DEVELOPMENT:** Outline application for 3 residential dwellings and access road (all matters reserved (Additional Plans rec. 16/11/2020 & 17/12/2020) (Ecology Survey rec. 18/06/21)  
**LOCATION:** SUNNYSIDE, HIRWAUN ROAD, PENYWAUN, ABERDARE, CF44 9LL  
**DATE REGISTERED:** 09/09/2020  
**ELECTORAL DIVISION:** Penywaun

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**RECOMMENDATION:** Approve subject to conditions

**REASONS:** The proposal to construct three new dwellings on a site that is located within the defined settlement boundary and within a sustainable location, as defined by Policies AW1, AW2 and NSA12, is considered to be acceptable in principle. Furthermore, the application site is located within a predominantly residential area and the proposal would therefore be in keeping with surrounding land uses.

Whilst the application is made in outline with all matters reserved for future consideration, it is considered that the proposed dwellings could be sited appropriately within the site so as to have a limited impact upon the character and appearance of the surrounding area and upon the amenity and privacy of surrounding residential properties. It is also considered that the site could be acceptable in respect of its impact upon highway safety in the vicinity of the site.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

- Three or more letters of objection have been received.

## **APPLICATION DETAILS**

Outline planning permission is sought for the construction of 3 detached residential dwellings on a parcel of land that currently forms part of the garden curtilage of an existing residential dwelling known as Sunnyside, which is situated on Hirwaun Road, Penywaun. All matters are reserved for future consideration however, an indicative site layout plan has been submitted which indicates how the site may be developed.

The plan indicates that the dwellings would be situated to the rear of the existing dwelling with access being served via a new private access driveway which would run along the eastern boundary of the site. Each dwelling would be provided with 2 off-street car parking spaces and amenity space to their front and rear elevations.

Details submitted with the application indicate that the proposed dwellings would be constructed within the following parameters:

- Width: Min. 7.5m; Max. 8m;
- Depth: Min. 9.5m; Max. 10m;
- Height: Min. 8.3m; 8.5m.

In addition to the standard application forms and documents required in the submission of an outline application, the application is accompanied by the following:

- Coal Mining Risk Assessment
- Cross-section Plans
- Preliminary Ecological Appraisal
- Technical Note: Additional Roost Assessment Visit
- Topographical Survey

## **SITE APPRAISAL**

The application site relates to an irregular shaped parcel of land that currently forms part of an existing residential dwelling known as Sunnyside which is located on the northern side of Hirwaun Road in Penywaun, Aberdare. Measuring approximately 3135m<sup>2</sup> (0.314 Hectares) in area, the site falls away from the rear of the existing dwelling towards the northern boundary of the site. The site is currently vastly overgrown and it was noted during the officers site visit that works are being undertaken to renovate the existing dwelling (works approved under a separate application).

The surrounding area is predominantly residential in character with properties in the immediate vicinity of the site varying in scale, design and appearance. The nearest neighbouring properties are considered to be 'Springfield Bungalow', 'Bryn Nant' and 'Abbotsley' which are located to the south-western boundary of the site, 'Beechwood' which is located to the west, no's.17 & 18 Perthlywd to the east, no's. 20, 20a & 20b Derlwyn to the north-east and no. 7 Mangoed to the north.

## **PLANNING HISTORY**

The following applications are considered to be associated with the application site:

17/0965	Sunnyside, Hirwaun Road, Penywaun, Aberdare	Single storey rear extension	Granted 12/10/17
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## **PUBLICITY**

The application has been advertised by means of direct neighbour notification letters to properties immediately adjacent to the site as well as through the erection of a number of site notices in the vicinity. A total of 3 letters of objection have been received which are summarised as follows:

- The proposal would result in three houses being erected at a much higher level than Beechwood Bungalow which will adversely affect and be to the detriment of the occupier's enjoyment of the property.
- The development will be out of accord with the existing pattern of development in the area.
- The development will increase the volume of traffic off the A4059 which is a busy main road- a road which has seen a number of serious accidents, including fatalities.
- The land to the north of the application site is not within the applicant's ownership and is the subject of a restrictive covenant which prevents the erection of any building or structure on that land. There is concern that the development could result in the erection of structural embankment on part of this land to provide support for the development.
- The banking would not be strong enough to take buildings and retaining walls will be required.
- The houses will be so high on top of the banking which will overshadow all the existing houses around.
- There will be a loss of privacy.
- Concern is raised in relation to the access road to the proposed dwellings which appears to run close to the back of existing properties.
- A query is raised in relation to the hedges and whether fencing is proposed to be erected.
- A query is raised over who would be responsible for the other side of the edge.

## **CONSULTATION**

**Coal Authority:** No objection

**Countryside, Ecology and Landscape:** No objection, subject to conditions

**Highways and Transportation:** No objection, subject to conditions

**Natural Resources Wales:** Concerns raised in respect of lack of Foul drainage arrangements.

**Public Health and Protection:** No objection, subject to conditions

## **POLICY CONTEXT**

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

The application site is located inside the defined settlement boundary and is not allocated for any specific purpose. The following policies are considered to be relevant in the determination of this application:

**Policy CS1 - Development in the North:** Places emphasis on building strong, sustainable communities which will be achieved by providing high quality, affordable accommodation that promotes diversity in the residential market.

**Policy AW1 – Supply of New Housing:** Outlines how the housing land requirement will be met which includes development of unallocated land within the defined settlement boundaries.

**Policy AW2 – Sustainable Location:** Advises that development proposals on non-allocated sites will only be supported in sustainable locations.

**Policy AW4 – Community Infrastructure and Planning Obligations:** Provides support to planning obligations and contributions.

**Policy AW5 – New Development:** sets out criteria for new development in relation to amenity and accessibility.

**Policy AW6 – Design and Placemaking:** Requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

**Policy AW8 - :** ensures that developments have no unacceptable impact upon features of importance to landscape or nature conservation, including ecological networks

**Policy AW10 – Environmental Protection and Public Health:** - Development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

**Policy NSA10 – Housing Density:** Requires housing developments in the Northern Strategy Area to have a net residential density of at least 30 no. dwellings per hectare, subject to certain exceptions.

**Policy NSA12 – Housing Development within and Adjacent to Settlement Boundaries:** Identifies the criteria for assessment of development proposals within and adjacent to settlement boundaries in the Northern Strategy Area.

### **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 24<sup>th</sup> 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 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 9 – Resilient Ecology Networks

Other relevant national policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;  
PPW Technical Advice Note 12: Design;  
PPW Technical Advice Note 18: Transport;  
Manual for Streets

Other relevant national policy guidance consulted:

## **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:**

It is considered that the key considerations in the determination of this planning application will be whether the principle of residential development at the application site is acceptable in the first instance, and if so, whether the site is capable of accommodating the proposed dwellings, associated means of access/parking/turning facilities and sufficient amenity space without resulting in a detrimental impact upon

the amenity and privacy of neighbouring properties; the character and appearance of the surrounding area; and highway safety in the vicinity of the site.

### **Principle of the proposed development**

The application site is located within the defined settlement boundary and within an area that is predominantly characterised by residential properties. It has good access to key local services and amenities, such as shops and schools, and is accessible by a range of sustainable modes of transport, with local bus services to Aberdare, Merthyr Tydfil and Glynneath, within reasonable walking distance. The surrounding area is also conducive to 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 Development Plan. The proposed residential use of the site is also considered to be compatible with surrounding land uses and the proposal would therefore comply with this policy.

The proposal is also considered to comply with Policies AW1 and NSA12 which both seek to direct residential development to areas and sites that are located within the defined settlement boundaries. Policy NSA12 further stipulates that developments must not adversely affect the highway network or parking provision in the area and that they must be accessible to local services by a range of modes of transport, on foot or by cycle. As discussed above, the site is served by local bus services and is conducive to travel on foot and bicycle. Furthermore, the Council's Highways and Transportation section have not raised any objection to the proposal in terms of access or parking (discussed more fully in *Access and Highway Safety* section below).

Policy NSA10 seeks to ensure that proposed residential developments have a net residential density level of at least 30 dwellings per hectare. Based on 3 dwellings on a site measuring 0.314 hectares, the resulting residential density of the proposal is approximately 22 dwellings per hectare which is below the requirement. However, the policy also recognises that it is not always possible to achieve such densities and that a lower density may be acceptable where it would be necessary to protect the character of the site or the surrounding area or where it is necessary to protect the amenity of existing or future residents. In this case, the site is relatively constrained in terms of its shape and topography and so it may not be possible to increase the density without having a detrimental impact upon existing residents.

In light of the above, the principle of the proposal to construct 3 residential dwellings at the site is 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**

The application is made in outline with all matters reserved for future consideration. As such, without specific design details and the supporting information that would usually accompany a full or reserved matters application, it is not possible to fully assess the development in terms of its visual impact.

Notwithstanding this, the application is accompanied by an indicative site layout plan and indicative site levels which illustrates how the site may be developed. The plans

indicate that the dwellings would be sited to the rear of the existing dwelling, forming a linear line of dwellings that would broadly follow the line of the south-western boundary of the site. Access would be provided off Hirwaun Road with a new private driveway (including a passing bay and turning head) being formed to the eastern side of the existing dwelling and then along the northern boundary.

The plans demonstrate that it would be physically possible to accommodate three new dwellings of the size proposed on the site whilst also ensuring that they each benefit from an acceptable access to the public highway as well as from off-street car parking and outdoor amenity space. Furthermore, the plans indicate that the plot could acceptably be subdivided without compromising the outdoor amenity space, off-street parking and access of the existing dwelling.

Whilst there is some concern that the dwellings would be sited to the rear of the existing dwelling and would therefore not have a positive relationship with the existing street scene at Hirwaun Road, there are other properties in the immediate vicinity which appear to be set behind the main pattern of development on the street.

Furthermore, existing dwellings in the area vary greatly in terms of their scale, design and overall visual appearance so whilst the scale of the proposed dwellings would appear to be larger than the original dwelling, which is single storey, they would not appear to be out of context with the wider surrounding area.

As such, it is not considered that the development would have such a significant impact upon the character and appearance of the area that it would warrant the refusal of the application and no objections are therefore raised at this stage.

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

As indicated above, the application is made in outline with all matters reserved for future consideration. Whilst concerns have been raised by local residents in relation to the impact of the proposal on existing properties (i.e. overlooking, overbearing and overshadowing), it is not possible to qualitatively assess any impact on other occupiers without the submission of full details that would be submitted with either a full of a reserved matters application.

Notwithstanding this, an indicative site layout plan has been submitted with the application which indicates that there is adequate space within the site to ensure that the proposed dwellings would not have an adverse impact upon existing residential properties surrounding the site. A separation distance of between 24 and 38 metres could be maintained between existing and proposed dwellings which would be sufficient to ensure that no adverse levels of overlooking or overshadowing would occur.

Whilst some concern was initially raised with regards to the differences in ground level between the site and existing properties to the rear, the applicant submitted an additional plan to demonstrate the differences in levels and the potential relationship between existing and proposed dwellings. Together, the indicative site layout plan and site levels plan suggest that whilst there will inevitably be some impact upon existing

properties, this would not be significant enough to warrant the refusal of the application. Indeed, the relationship between the existing and proposed dwellings would not be too dissimilar to the relationships between existing properties in the area.

Whilst the concerns raised by residents are noted, the final siting and scale of the proposed dwellings and therefore their impact upon existing residential dwellings would be subject to more detailed consideration in any future full or reserved matters application. Nonetheless, it appears possible that the site could be developed in such a way that the dwellings would neither cause significant detriment to the outlook or privacy of other residents, nor be likely to cause significant overshadowing. Therefore, no objections are raised in relation to the potential impact on existing residents at this stage.

### **Access and highway safety**

The application has been assessed by the Council's Highways and Transportation section and no objection has been raised in terms of the impact of the proposal on highway safety in the vicinity of the site.

The response received indicates that the application site is located off the A4059 which is a principle route carrying a substantial amount of vehicular and pedestrian traffic. Whilst concern is raised that the indicative site layout plan submitted with the application does not accord with the Council's Design Guide for Residential Estate Roads, the highways officer considers that this can be address through the imposition of a condition requiring full engineering design and details of the private shared access.

In conclusion, it is considered that the proposed access, circulation and parking provision is acceptable for safe vehicular and pedestrian movement. However, taking into account that all matters are reserved for future consideration and that the plan submitted is indicative only, a number of highway related conditions have been recommended.

### **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.

### **Ecology**

The proposal would result in the existing garage at the site being demolished in order to provide adequate access from the A4059. The application is accompanied by a Preliminary Ecology Appraisal & Preliminary Roost Assessment which confirms that bat droppings were found within the building however these appeared to be very old. A further visit was undertaken which concluded that a bat roost was not present and that the bat roost potential is negligible. It is suggested that if bats were previously using the building, they no longer are because of its deteriorating state. Whilst no Bat Licence would be required in this instance, the report recommends some precautionary measures for bats.



The Preliminary Ecology Appraisal also identifies other species issues and includes precautionary ecologist supervised measures for reptiles, hedgehogs, badgers and nesting bird provisions, sensitive lighting for bats, protection of an oak tree and sensitive landscape with tree planting, plus ecological enhancement measures. As such, a condition is recommended to ensure the submission of the details of all measures identified in Section 6 of the Preliminary Ecology Appraisal and the bat recommendations of the accompanying Technical Note.

## **Drainage**

### *Surface water drainage*

The construction works would be greater than 100m<sup>2</sup> and a separate application for sustainable drainage approval (SuDs) will be required prior to works commencing on site. The development will also be required to comply with Part H of the building regulations which sets out the design requirements associated with the use of infiltration drainage. It is therefore considered that surface water drainage can be adequately dealt with outside of the planning process.

### *Foul drainage*

The application has been assessed by Natural Resources Wales who have raised concern that the application does not provide any details in terms of the disposal of foul waters from the proposed development. It is recommended that the first assumption must be to provide a system of foul drainage discharging into a public sewer and that this option must be thoroughly investigated before considering any other non-mains foul sewage solutions. NRW note that the area is a publicly sewered area whilst Welsh Water have also indicated that there is capacity available at the receiving Cynon Waste Water Treatment Works.

Given that the site is within a publicly sewered area, it is considered that a suitably worded planning condition could be imposed to ensure that adequate foul and surface water drainage is provided.

## **Coal Mining Legacy/Land Stability**

The application site falls within the defined Development High Risk Area and the Coal Authority records indicate that there are coal mining features and hazards within the site and the surrounding area which need to be considered in relation to the determination of this planning application.

The application is accompanied by a Desktop and Mining Risk Assessment Report which has been assessed by the Coal Authority. The report identifies that the application site may have been subject to past coal mining activity and the Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth associated with a thick coal seam outcrop. The report identifies the conjectured position of the nearby thick coal seam outcrop but concludes that shallow mining poses zero risk to the proposed development, specifically as it is to the south of the proposed development area and

dips to the south. As such, the Coal Authority is satisfied that the development will be safe and stable and no objection is therefore raised in this regard.

Whilst one letter of objection raised concern over the stability of the site, no evidence has been provided to the contrary of the submitted Desktop and Mining Risk Assessment and the proposal is therefore considered to be acceptable in this regard.

### **Impact on trees**

The Preliminary Ecological Appraisal indicates that the development would result in the loss of a small number of trees. The identified trees are not subject to a Tree Preservation Order and it is noted that the report recommends that replacement trees be planted on site to compensate for the loss. Whilst no details have been submitted in this regard, a suitably worded planning condition can be imposed to ensure that the scheme is suitable.

### **Other issues raised by objectors**

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

One letter of objection raises concern that the development would encroach onto a parcel of land that is outside but adjacent to the site and which is the subject of a restrictive covenant. No details have been submitted with the application to suggest that any development would be carried out outside of the site boundary and, in any case, the developer would need to serve notice on the landowner prior to carrying out any works on land that is not within their control. Furthermore, the covenant is a legal issue and not a planning matter and it cannot therefore be used as a reason to refuse planning permission.

A further letter of objection raises a query in relation to the hedges at the boundary of the site and whether fencing is proposed to be erected and who would be responsible for it. Firstly, the application is made in outline with all matters reserved for future consideration. The issue of boundary treatments would therefore be considered at full or reserved matters stage and may be subject to standard conditions pertaining to issues of protecting the amenity and privacy of surrounding residents. In terms of responsibility, this is not a material planning consideration and such issues must be adequately dealt with by the developer

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

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

As planning permission first permits developments on the day of the final approval of the last of the reserved matters, CIL is not payable at outline stage but would be calculated for any reserved matters or full applications. However, the application site lies within Zone 1 of the Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable.

## Conclusion

The application site is located inside the defined settlement boundary and within a predominantly residential area where the principle of constructing additional residential dwellings is considered to be acceptable. Whilst the indicative site layout plan and site section plans indicate that the site could be sympathetically developed for three dwellings, the details are for illustrative purposes only and the detailed design of the dwellings, including site sections, is reserved for future consideration. The full impact of any future development on the character and appearance of the site and surrounding area, the amenity and privacy of surrounding residential properties and highway safety will therefore be fully considered at full or reserved matters stage when the layout and design of the site is more definitive.

## RECOMMENDATION: Grant

1. (a) Details of the appearance and landscaping, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

(b) Any applications for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

(c) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

2. Prior to the construction of the dwellings hereby approved details of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. Plans and particulars of the existing and proposed levels (including relevant sections) shall be submitted to and approved in writing by the Local Planning Authority as part of any future reserved matters application. The development shall be carried out in accordance with the approved details.

Reason: To protect residential and visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted plans, development shall not begin until design and details of the private shared access including full-size turning area for service and delivery vehicles, minimum carriageway width of 4.5m, passing bay, tie in detail with the A4059, vehicular crossover and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the dwellings.

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

5. Off-street parking shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011) for the existing dwelling Sunnyside and the proposed dwellings.

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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

The approved Construction Method Statement shall be adhered to throughout the development process unless otherwise agreed 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. No HGV deliveries during construction shall take place between 07:30 – 09:00am and 16:30-18:00pm during weekdays.

Reason: In the interests of the safety and free flow of traffic along the A4059, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. Surface water run-off from the proposed development shall not discharge onto the public highway or be 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.

9. The details of landscaping required to be submitted to and approved by the Local Planning Authority in accordance with Condition 1 above shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

10. All planting, seeding or turfing comprised in the approved details of landscaping 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.

11. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the residential use of the development and retained in perpetuity.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

13. Notwithstanding the submitted details, prior to above ground works, a scheme for ecological mitigation and enhancement, as outlined in Section 6 (Recommendations) of the Preliminary Ecological Appraisal and the bat recommendations contained within Technical Note 117 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) Provisions for on-site bat sensitive lighting,
- b) A sensitive landscaping and tree planting plan,
- c) Precautionary ecologist supervised measures for reptiles, hedgehogs and badgers,
- d) Provisions for nesting birds
- e) Details for the protection of an oak tree.
- f) Details of built-in bat and bird boxes.

The works shall be implemented in accordance with the approved details.

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of PPW.