



PLANNING & DEVELOPMENT COMMITTEE

2 DECEMBER 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0798/10 (KN)
APPLICANT: Mr Common
DEVELOPMENT: Proposed two storey detached guest accommodation block (amended red line boundary plan received 16/09/21).
LOCATION: THE NEW INN PUBLIC HOUSE, SMITHS AVENUE, RHIGOS, ABERDARE, CF44 9YU
DATE REGISTERED: 16/09/2021
ELECTORAL DIVISION: Rhigos

RECOMMENDATION: Approve

REASONS:The proposal would provide much-needed overnight accommodation for a growing tourist economy in the upper Cynon Valley area. It would enable the expansion of an existing business and would provide employment opportunities for the area. It would also further help to encourage tourists to the area.

The proposed building is acceptable in terms of its siting, scale and design and it is not considered that it would have an adverse impact upon the character and appearance of the surrounding rural area or upon the amenity of surrounding properties.

Furthermore, no objection has been received from the Council's Highways and Transportation team in relation to the impact of the proposal upon highway safety in the vicinity of the site.

REASON APPLICATION REPORTED TO COMMITTEE

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development.
- Three or more letters of objection have been received.

APPLICATION DETAILS

Full planning permission is sought for the construction of a two-storey guest accommodation block on land within the curtilage of an existing public house known as The New Inn, Rhigos.

The proposed building would be constructed to the south of the existing public house and adjacent to the southern boundary of the site. It would measure 17 metres in width by 5.4 metres in depth with a pitched roof design that would measure 7.4 metres in height to the ridge and 5.7 metres in height to the eaves. An entrance porch would be situated within the centre of the front elevation, measuring 3 metres in width by 2 metres in depth with a maximum height of 3.5 metres. External materials would consist of painted render, Eternit-type cement slate roof tiles and PVC double glazed windows and doors.

The accommodation provided within the building would be arranged over two floors with 3 guest bedrooms (with en-suite shower/WC), a cleaner store room and a plant room at ground floor and 3 guest bedrooms (with en-suite shower/WC) and a store at first floor.

SITE APPRAISAL

The application site relates to an irregular shaped parcel of land which is located on the outskirts of the village of Rhigos. It has an area of approximately 0.27 hectares and is relatively flat in ground profile. Access to the site is off Smiths Avenue to the east.

The site is currently occupied by the existing public house building which is situated towards the northern end of the site with a frontage that faces an easterly direction towards the highway at Smiths Avenue which bounds the north-eastern boundary of the site. An associated car park and amenity area is situated to the southern side and western rear elevations of the building with a further amenity area being situated to the front.

The surrounding area is predominantly residential in character with properties varying in terms of their age, scale, design and overall finish. A small cul-de-sac of 4 detached dwellings (nos. 1-4 Orchard Grove) is situated to the south-eastern boundary of the site whilst a row of detached and semi-detached properties is located to the north-western boundary, with no. 16 Smiths Avenue being the closest. The rear of the site is bound by open countryside.

PLANNING HISTORY

The following planning applications are on record for this site:

06/1214	The New Inn, Smiths Avenue, Rhigos	Extension to public house	Granted 10/08/06
03/1149	The New Inn, Smiths Avenue, Rhigos	Four 3 bed detached dwellings (outline)	Granted 19/12/03

PUBLICITY

The application has been advertised by means of direct neighbour notification letters, the erection of site notices in the vicinity of the site and the publication of a press notice in a local newspaper. A total of 4 letters of objection have been received however, it must be noted that 2 of these letters were submitted by the same person. The objections and concerns raised are summarised as follows:

Amenity and Privacy

- The entrance door and fire exit door will have an adverse impact on the privacy of neighbouring properties.

Highways

- There is inadequate parking at the New Inn Pub, which is situated on a nasty corner on a busy road.
- The car park is often congested and further development would necessitate cars being parked on the road.
- The car park is full every weekend and cars park along the road, on corners and across the entrance.
- The other parking area for the pub has already been developed on and is now Orchard Grove.
- Car parking is limited in Orchard Grove.
- If the application is granted, it is not giving proper regard to the adequacy and sufficiency of car parking in a busy pub.
- There is limited space for vehicles to turn.
- Delivery lorries park outside the pub on a bend to deliver goods.
- The application would result in the number of car parking spaces being reduced.
- The proposal would result in increased road access which impinges on highway safety.
- The speed limit towards the hamlet is 50mph in both directions which then reduces to 40mph. This is too fast and the signs and road markings are not having any effect on slowing drivers down.
- More traffic calming measures are needed along with more parking spaces in the pub car park.
- It is suggested that double yellow lines are placed on the bend, along with vehicle bollards entering from Aberdare and Glynneath would make a big difference.

Public Right of Way

- A Public Right of Way runs through the site which needs to be preserved and carefully taken into account.
- The objector claims the Public Right of Way has been repositioned in the car park and moved their right of way into the New Inn Field.

- The objector claims that the applicant keeps moving the gate to the adjacent field (next to no. 1 Orchard Grove) further into the field and thus unlawfully attempts to acquire land.
- The objector claims that their right of way is obstructed by car parking spaces. The spaces should not be there.
- The objector claims that a gate has been removed to prevent access to the land behind Smiths Avenue and Mount Road.
- A new parking area has been created for rally cars.

Ecology

- The applicant has chopped down very old and established trees and hedgerow on our land to the detriment of nature, wildlife and environment without our consent.

Noise Pollution

- Concern is raised with the noise levels that will come with the project (i.e. building works, deliveries).
- Noise pollution will have an effect on the guests and surrounding businesses.
- There should be mitigation put in place to reduce noise before 9am and after 5pm and on a Saturday morning.

Land Ownership

- The application site includes land that is not owned by the applicant.
- The boundary fences have been moved to increase the footprint of the applicant's land to enable the development proposed in this application.
- The attempt to unlawfully acquire the land through trespass and nuisance was in breach of the strictest Covid restrictions which applied at the time.
- The objector indicates that legal advice has been sought and reasonable requests have been made for the applicant to reinstate the boundary fences to their original position. These requests have been ignored.
- The objector indicates that they will be taking legal action to protect their interests in the land.
- The objector believes that no planning permission should be granted for this development as it is an attempt to unlawfully acquire land which is in their ownership and which is the subject of a legal dispute.
- The objector claims to have supporting evidence which will be presented to the Court at any forthcoming court proceedings.
- It is also suggested that photographic evidence has been obtained to demonstrate that heavy plant and machinery was used during the strictest covid restrictions to remove trees, hedgerows and boundary fences.
- The objector claims that significant development work to restructure the land so as to encroach on their land.
- Numerous plant machinery including diggers and tractors have been used.
- The objector indicates that they will not agree to their land being acquired by the applicant for it to be subject to planning consent and developed.

- The objector suggests that granting planning permission in such unacceptable and unreasonable circumstances would be an error of law.

Other

- Car parking takes away from the exterior of the property on arrival.
- Queries whether mitigation for dust and privacy will be in place.
- Queries whether the project will be time limited to finish so that the development does not go on for years.
- Queries whether residents will get updates on the project.
- Queries whether there will be provision in the business plan for local people to be employed in the business.
- Consideration needs to be given to residents and other business owners, of what is a small hamlet, in order that their daily lives and businesses are unaffected as much as possible by noise pollution and with traffic control.
- The residents of Pen y Banc pay council tax with little to show for it.

An amended red line boundary plan was submitted by the applicant on 16th September 2021 following the concerns raised by the objector in relation to landownership. A further consultation exercise was undertaken where three further letters of objection were received from the same objector who raised concerns with regards to landownership. The letters reiterate all of the objections and concerns raised in the author's previous letter of objection.

** It must be noted that the objector has been requested to provide the evidence of their ownership of the land that they claim to have on three separate occasions however, this has not been forthcoming. The applicant has confirmed that the most recent amended red line boundary plan provided (rec. 16th September 2021) correctly shows the extent of land within his ownership and has forwarded an email from Land Registry which outlines the same area of land and confirms it as reflecting the general boundaries of the site. Consultation has been undertaken with the Council's Legal section in this regard and it has been confirmed that the applicant has provided sufficient evidence for the application to proceed. In any case, issues of landownership are not material planning considerations and would not prevent a decision from being made provided that the correct landownership certificates have been completed by the applicant. In the absence of any evidence to suggest otherwise, it is believed that the correct landownership certificates have been completed.

CONSULTATION

Countryside, Ecology and Landscape: No objection as the site area consists of mown grass and there would therefore not be any significant ecological impacts. However, it is recommended that a condition be added to ensure enhancement for birds (i.e. a bird brick built into the building).

Flood Risk Management: No objection subject to condition and advisory notes in relation to SuDs.

Highways and Transportation: No objection subject to conditions.

Legal: The applicant has submitted sufficient evidence to demonstrate that they own and control the land outlined in the red line boundary and the application can proceed.

Natural Resources Wales: No objection. The response received notes that the site is within 800m of Coedydd Nedd a Mellte Special Area of Conservation (SAC) and Dyffrynoedd Nedd a Mellte a Moel Penderyn Site of Scientific Interest (SSSI) however, the proposal is not likely to have a significant effect on either designation.

Public Right of Way Officer: The site is crossed by Footpath 22 Rhigos and it is recommended that a condition be imposed on any grant of planning consent for a method statement to be submitted prior to development commencing to ensure that the public right of way is protected.

Welsh Water: No objection however a condition is recommended to ensure that no surface water and/or land drainage is connected directly or indirectly with the public sewerage network. It is also noted that the site is crossed by a public sewer.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located outside of the defined settlement boundary and it is not allocated for any specific purpose. It is crossed by a Public Right of Way (RHI/22/1), but it is not subject to any other constraint. The following policies are considered to be relevant in the determination of this application:

Policy CS1 – Development in the North: emphasis is on building strong, sustainable communities by encouraging strong, diverse economy which supports traditional employment and promotes new forms of employment in the leisure and tourism sectors.

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

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 AW7 – Protection and Enhancement of the Built environment: states that development proposals that affect public rights of way will only be supported where there is a surplus of such facilities in the locality, the loss can be replaced with an equivalent or greater provision in the immediate locality, the development enhances the existing facility.

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.

Supplementary Planning Guidance

Design and Placemaking

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.

Furthermore, given the minor scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 13: Tourism;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

The proposal relates to the construction of a purpose-built two-storey building that would provide guest accommodation in connection with an existing public house known as The New Inn, which is located on Smiths Avenue, Rhigos. The site is located outside of the defined settlement boundary and so the key consideration will be the acceptability of this type of proposal in this location in planning policy terms.

Policies CS2, AW2 and NSA12 of the Rhondda Cynon Taff Local Development Plan all seek to ensure that developments are located within defined settlement boundaries with Policy AW2 further setting out requirements to ensure that developments are situated in sustainable locations. Whilst the application site is not situated within the defined settlement boundary and fails to comply with some of the sustainability objectives of Policy AW2 (it is not served by a range of sustainable transport options and does not have access to key services), national planning policy does not hold this as a barrier to tourism-related developments in rural locations. Planning Policy Wales generally supports tourism-related development in such locations as it is considered an essential element in providing for a healthy and diverse economy however, it does caution that development should be sympathetic in nature and scale to the local environment (these issues discussed in greater detail in the *Character and Appearance* section below). Whilst it notes that much of the existing provision of facilities and accommodation for tourism typically occurs in urban locations, it recommends a positive approach to proposals which utilise previously developed or disused land for tourism uses. It further supports the expansion of existing businesses located in the open countryside, provided that there are no unacceptable impacts, stating that the absence of allocated employment sites should not prevent proposals for appropriate small-scale enterprises in or adjoining rural settlements.

As indicated previously, the proposed guest accommodation block would be constructed within the grounds of an existing public house and would be operated in an ancillary capacity, therefore resulting in the expansion of an existing business. It is considered that the development would diversify the existing use of the public house and provide much-needed overnight accommodation for a growing tourist economy in the Rhigos/Hirwaun/Aberdare Area whilst also contributing to the local rural economy. The proposed use would relate well to the existing business and would provide an opportunity for employment and prosperity within the local community. It is also not considered that the proposed use would unacceptably conflict with uses in the surrounding area, which is predominantly residential in character.

Taking both national and local planning policies into account, whilst the site is located outside of the defined settlement boundary, the proposal would relate to an existing business and would provide an opportunity to improve the facilities on offer as well as providing some much-needed overnight accommodation for tourists visiting the area. As such, the principle of the proposed development is considered to be acceptable, subject to an assessment of the following material planning considerations:

Character and Appearance

The proposed building would be constructed to the south of the existing public house building and its associated car park and whilst it would inevitably form a visible addition to the site, it would be of a subservient scale and sympathetic design to that of the main public house. It would incorporate a traditional design with a rectangular shaped footprint and pitched roof with an off-centre entrance porch that would effectively mirror the design of the front elevation of the main building. Furthermore, materials of painted render, concrete roof tiles and upvc windows and doors would ensure that it would be in-keeping with the site and the surrounding area and it is not considered that the proposal would form an overly prominent addition.

It is therefore considered that the proposal would have an acceptable impact upon the character and appearance of the site and the surrounding area and the application would comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Residential Amenity and Privacy

The proposed building would be sited adjacent to the southern boundary of the site with the nearest neighbouring property being no. 1 Orchard Grove, approximately 16.5 metres to the north-east. Given the position of the proposed building to the south-east of the neighbouring property, it is not considered that it would give rise to any significant levels of overshadowing, nor would it result in any unacceptable loss of outlook or privacy.

Whilst one letter of objection raises concerns in relation to privacy, no windows are proposed within the side elevation of the building that would face towards the nearest property. It is noted that there is a door within that elevation however, the door would serve a plant room and would not result in any significant levels of overlooking. Whilst it is noted that the door will inevitably be used for maintenance purposes, it is anticipated that the comings and goings in this location will be limited and so the level of noise and disturbance in this respect will be low.

The main entrance to the building would be from the north-facing front elevation via a single storey entrance porch. It is noted that the doorway to the porch is located in its side elevation facing towards no. 1 Orchard Grove however, with a distance of approximately 21 metres and the location of an existing garden fence around the perimeter of the neighbouring property, it is not considered that the level of overlooking would be unacceptable. Furthermore, it is considered that the level of overlooking would be notably reduced given that the area upon which the building is proposed to be constructed currently appears to be a children's play area.

It is also noted that the use of the building for overnight accommodation will intensify the current use of the public house and could result in some degree of noise and disturbance to existing residents. However, the building would be of a limited scale with just 6 guest bedrooms and it is not likely that the level of noise and disturbance generated by the use would be significantly greater than that of the existing public house.

Whilst it is inevitable that the construction phase of the development is likely to result in some degree of noise and disturbance, this would be for a limited time period only. Noise attributed to construction is not a material planning consideration and it is not considered necessary to impose time limits for construction when these issues are more appropriately dealt with by other environmental health legislation.

As such, it is considered that the development 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.

Access and Highway Safety

A number of objections have been received from local residents that raise concern with regards to the impact of the proposal on highway safety and parking issues at and in the vicinity of the site. Whilst these concerns are acknowledged, the proposal has been assessed by the Council's Highways and Transportation section and no objection has been raised, subject to a number of conditions being added to any grant of planning consent. The comments received are summarised as follows:

Access

The application site is served via the existing public house car park and there is some concern that there are no segregated footway facilities leading to the proposed building with guests walking through the car park in the location of reversing motor vehicles. However, taking into account the low speeds of vehicles using the car park, the proposal is considered to be acceptable.

Parking

The Gross Floor Area (GFA) of the existing Public House is split into a restaurant and a bar area which together require a total 27 off-street car parking spaces with up-to 6 members of staff requiring an additional 2 spaces. The parking requirement for the existing facility is therefore 29 spaces with 33 spaces provided within the existing car park.

The proposed guest accommodation would have 6 no. bedrooms which would require 1 off-street car parking space per bedroom, in accordance with the SPG Access, Circulation & Parking 2011. As such, the proposal, in addition to the existing use, requires up-to a maximum of 35 spaces. No additional parking is proposed within the application and so there would be a shortfall of 2 spaces. However, taking into account that the requirements are maximum standards and that the car parking would most likely be cross-linked with the use of the Public House and outside peak trading times, on balance, the proposal is considered to be acceptable.

Public Right of Way

It is noted that there is a Public Right of Way running through the site and this must be maintained at all times.

Taking into account the comments received from the Highways and Transportation section, the proposal is considered to be acceptable in terms of its impact upon highway safety in the vicinity of the site. The application would therefore comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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.

Public Right of Way

It is noted that Public Right of Way RHI//22/1 crosses through site from the access off Rhigos Road/Smiths Avenue, through the car park towards the most western boundary. The building would be constructed approximately 15 metres to the south of the registered path and would not result in the path being distinguished or obstructed. However, the Council's Public Rights of Way Officer has requested that a condition be added to any grant of planning consent to ensure that a method statement is submitted prior to commencement of development to demonstrate how the public right of way will remain open, accessible and unobstructed during construction.

Ecology

The proposal would result in the construction of a new building within the grounds of an existing public house. No works are proposed to the existing building and the Council's Ecologist has not raised any concerns or requested any ecological surveys be carried out. It is noted that the proposed building would be sited adjacent to some trees which are situated on the other side of the fence however, the Ecologist considers that they are scrubby grey/goat willows which are likely to withstand the development.

Drainage

The proposal has been assessed by the Council's Flood Risk Management team and the response received does not raise any significant concerns. A condition is, however, recommended to ensure that drainage from the proposed development does not cause or exacerbate any adverse condition on the development site or adjoining properties, land and infrastructure.

Public Sewers

Welsh Water have indicated that the application site is crossed by a public sewer however it is noted that the location shown on the plan provided is approximate. Whilst it would appear that the proposed building would not impact upon the sewer, it is the responsibility of the applicant to ensure that this has been accurately marked out prior to commencement.

Special Area of Conservation and Site of Special Scientific Interest

The application site is located within 800m of both Coedydd Nedd a Mellte Special Area of Conservation (SAC) and Dyffrynoedd Nedd a Mellte a Moel Penderyn Site of Special Scientific Interest (SSSI). Consultation with Natural Resources Wales has not resulted in any adverse comments being received. It is commented that the proposal is not likely to have a significant effect on the SAC or SSSI. As such, the proposal is considered to be acceptable in this regard.

Other issues raised by objectors

As indicated previously in this report, there have been several claims made by one objector that the land within the red line boundary is not within the ownership of the applicant and that the application is an attempt to illegally acquire land. It is also suggested that boundary fences and gates have been moved to facilitate this. Whilst issues of landownership are not material planning considerations, it is necessary to ensure that the correct landownership certificates have been completed prior to determination. In this case, no evidence has been provided by the objector to suggest that the evidence provided by the applicant is incorrect, despite being requested to do so numerous times. It is considered that the applicant has provided sufficient evidence to demonstrate ownership of the land and it is therefore reasonable to assume that the correct ownership certificates have been completed. Furthermore, having looked at aerial photographs of the site in 2006, 2009, 2014 & 2017, there appears to have been no notable changes made to the fences/gates surrounding the site and their locations appear to be the same as currently viewed on site. There also appears to have been no changes made to the layout of the car park since the earliest aerial image in 2006.

A number of objections have been received in relation to noise and disturbance during construction as well as for dust etc. These issues are all inevitable during the construction of any development however, there is separate legislation in place that would deal with these issues. They are not material planning considerations and it would be unnecessary and unreasonable to impose conditions in these regards. Furthermore, time limits cannot be imposed for the completion of the development however, there are powers available to the Council should a development take an unnecessary time to complete. The Council will not be involved in the construction of the development and so will not be able to provide residents with updates on the project. The Council can also not insist that local people are employed in the business.

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

Whilst the application site is located outside of the defined settlement boundary, it would provide much-needed tourist accommodation within a rural setting which is not discouraged by Planning Policy Wales. The site is currently occupied by an existing

business and the proposal would inevitably enable the expansion and diversification of an existing rural business. Furthermore, the development is considered to be acceptable in terms of its impact upon the character and appearance of the site, its impact upon the amenity and privacy of surrounding residential properties and upon highway safety in the vicinity of the site.

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 documents received by the Local Planning Authority on 4th June 2021 and 16th September 2021 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. 01-001 Rev. PL-A: Site Location Plan
- Drawing No. 01-003 Rev. PL: Proposed Site Layout Plan
- Drawing No. 01-005 Rev. PL: Proposed Elevations and Section
- Drawing No. 01-004 Rev. PL: Proposed Ground and First Floor Plans

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

3. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;

- a) the means of access into the site for all construction traffic,
- b) the parking of vehicles of site operatives and visitors,
- c) the management of vehicular and pedestrian traffic,
- d) loading and unloading of plant and materials,
- e) storage of plant and materials used in constructing the development,
- f) wheel cleansing facilities,
- g) the sheeting of lorries leaving the site.

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

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

4. No development works shall commence on site until full site drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The building hereby approved shall not be brought into beneficial use until the drainage works have been completed in accordance with the approved plans.

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

5. No development works shall commence, including any works of site clearance, until a method statement has been submitted to and approved in writing by the Local Planning Authority to demonstrate how the public right of way shall remain open, accessible and unobstructed during construction together with a schedule of the measures which will be employed to ensure that the public right of way is not damaged by construction. The works shall be carried out in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the Public Right of Way, in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.