

## **PLANNING & DEVELOPMENT COMMITTEE**

**10 MARCH 2022**

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

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 21/1670/10 (GD)  
**APPLICANT:** WEPCo  
**DEVELOPMENT:** Proposed redevelopment of Llanilltud Faerdref Primary School, including the demolition of all existing buildings, the erection of a new Net Zero Carbon in operation school building, school sports provision, vehicular, pedestrian and cycle accesses, car and cycle parking.  
**LOCATION:** LLANILLTUD FAERDREF PRIMARY, ST ILLTYDS ROAD, CHURCH VILLAGE, PONTYPRIDD, CF38 1DB  
**DATE REGISTERED:** 20/12/2021  
**ELECTORAL DIVISION:** Church Village

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#### **RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS**

**REASONS:** The principle of the proposed development is acceptable representing the replacement of an existing school within an established school site within the settlement limits of Church Village. The proposals are acceptable in terms of planning policy and all other material planning considerations.

The new building and its associated development will bring a state of the art facility to Church Village, which will be of significant benefit to the pupils of the catchment area. The applicant also proposes a wider community use for some facilities that will be an asset to all residents of the locality.

The proposed works would result a significant alteration to the current layout and appearance of the site, but with its clean, modern design it is considered the new building will form a marked improvement to the existing visual amenity of the site. Further, it is not considered the new building, or the wider development proposed, would result in a significant increase to impacts already experienced by neighbouring residents or to highway safety in the locality.

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

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

#### **APPLICATION DETAILS**

The application seeks planning permission for the demolition of the existing school building and the construction of a replacement facility on the existing school playing field. The proposal involves the following: -

- The construction of a single storey net zero carbon in operation school with nursery and primary provision comprising 9 classrooms for primary and nursery children including reception and nursery classrooms with either individual or shared cloakroom facilities, “heartspaces”, administrative spaces, main hall and kitchen, storage and changing rooms and all of the associated circulation space. The building would be located on the eastern part of the site currently a grassed playing field area. The school building will be T-shaped with maximum dimensions of 75m x 27.2m the ridgeline varies between 7m over the classrooms rising to 8.5m over the hall, eaves are set at 4m and external covered walkways extend that to a level of 3.25m. on top of the roof are ventilation chimneys extending 2.2m above the ridge and wind catchers extending 1.5m above the ridge The school building will be finished in grey brickwork walls and cladding and a grey standing seam aluminium roof. Detailing in the forms of window and doorframes and flashing will be dark grey aluminium with the principal entrance set in school colours.
- External areas and facilities to provide landscaped areas, an amphitheatre, and hard and soft playgrounds will be set round about the school
- 2no. Multi Use games Areas (MUGA’s) will be located on the site of the existing school
- 1no. 5 a side grass football pitch and a 40 m sprint track will be located north west of the new school building
- 15no. stands providing storage for up to 30 cycles.
- The access will remain as at present and a car parking area with 23 spaces with 10% vehicle charging provision will be located east of that parallel with the southern site boundary
- Retention of legacy items.
- Refuse and waste collection will be located adjacent to the car park
- Landscaping will be provided to the site boundaries and areas within the site that are not allocated to any formal use.
- Sustainable Urban Drainage System (SUDS)

The application is accompanied by the following:

- Planning Statement;
- Design and Access Statement.
- Air Quality Assessment
- Arboricultural Impact Assessment
- Coal Mining Risk Assessment
- Drainage Strategy
- Ecological Impact Assessment
- Noise Impact Assessment
- Phase I Geo-Environmental Desk Study Report
- Phase II Geo-Environmental Assessment Report
- Transport Statement (including Travel Plan)

## **SITE APPRAISAL**

The application site comprises the 1.22 hectares of land and buildings that comprise the existing Llanilltyd Faerdref Primary school. The site is located west of Main Road and north of St Illtyd's Road and is broadly rectangular. The existing school is located in the south-western quadrant of the site with the grounds set out north and east of it. The site slopes gently from west to east with a fall just short of 6m across the site.

The principle access to the site is from St Illtyd's road with a pedestrian access also provided between the school and car park southeast of the site.

The surrounding area is largely residential though a number of properties around the Main Road/St Illtyd's Road junction are commercial in character.

## **PLANNING HISTORY**

08/1630	Eco flag and flag pole	Approved 26 <sup>th</sup> November 2008
08/0945	Outdoor canopy adjacent to main building	Approved 24 <sup>th</sup> July 2008
00/2430	Double mobile classroom terrapin structure	Approved 5 <sup>th</sup> July 2000
99/2328	Erection of 9m x 7.2mcabin to provide accommodation	Approved 24 <sup>th</sup> May 1999

## **PUBLICITY**

As the application involves new development where the created floor space would be 1000m<sup>2</sup> or more and the site area is over 1ha, the applicant has undertaken a Pre-Application Consultation (PAC) as required by Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. The response to the PAC did not draw any outright objection though two residents commented on the proposals.

The application has been advertised by means of press notice, site notices, neighbour notification letters, and no objections or observations have been received.

## **CONSULTATION**

Transportation Section – no objections subject to conditions

Flood Risk Management – No objections subject to conditions

Public Health & Protection – No objections subject to conditions.

Countryside – No objections subject to conditions

Education & Lifelong Learning – No objections

Natural Resources Wales – Express concern at the application but believe that the concerns they have can be addressed via the inclusion of appropriate conditions in any consent that might be issued.

Dwr Cymru Welsh Water – No objections subject to conditions

Western Power Distribution – the applicant should be aware that if they require a new connection or a service alteration they would need to make a separate application to WPD.

South Wales Fire & Rescue Service – Raise no objections and advise that the developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes and the provision of appropriate access for emergency firefighting appliances.

Cadw – No response received

The Coal Authority – consider that the content and conclusions of the Coal Mining Risk Assessment report, informed by intrusive site investigation, are sufficient for the purposes of the planning system and meet the requirements of PPW in demonstrating that the application site is, or can be made safe and stable for the proposed development. The Coal Authority therefore wishes to raise no objections to the proposed development.

South Wales Police – Raise no objection to the proposed development and comment in detail with regard to achieving secured by design standards in the design and development of the school.

Glamorgan Gwent Archaeological Trust – “as the archaeological advisors to your Members we have no objections to the positive determination of this application.”

Sport Wales – No objections

## **POLICY CONTEXT**

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

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4<sup>th</sup> January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4<sup>th</sup> January 2016 will remain the LPD for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on

24<sup>th</sup> September 2020. Subsequently, the existing Plan remains the development plan for consideration when determining this planning application.

The application site is located inside of the settlement boundary for Llantwit Fardre but is not allocated for any specific purpose.

**Policy CS2** – sets out criteria for development in the Southern Strategy Area.

**Policy AW2** – supports development in sustainable locations that includes sites that are within the defined settlement boundaries, are accessible by a range of sustainable transport modes, have good access to key services and facilities, and would not unacceptably conflict with surrounding uses.

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

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

**Policy AW6** – requires development to involve a high standard of design and to make a positive contribution to placemaking, including landscaping.

**Policy AW8** – sets out the criteria for the protection and enhancement of the natural environment.

**Policy AW10** – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

## **Supplementary Planning Guidance**

Design and Placemaking

Nature Conservation

Access Circulation and Parking

Employment Skills

## **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: *(or not in the case of refusals)*

- Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 3 – Supporting Urban Growth – Council land/Placemaking/developers/regeneration/sustainable communities'/exemplar developments.
  
- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation & Planning

PPW Technical Advice Note 11: Noise

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 16: Sport Recreation and Open Space;

PPW Technical Advice Note 18: Transport;

Building Better Places: The Planning System Delivering Resilient and Brighter Futures 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.

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

The application seeks the redevelopment of the existing school facility at the site, replacing the existing buildings, associated play and recreation facilities and infrastructure with a new, modern 'net zero carbon in operation' facility that is in compliance with Welsh Government's 21<sup>st</sup> Century Schools brief.

The proposed development would be sited within the grounds of an existing primary school where the principle for this type of use has been long established. Further, the scheme is supported by the Council's Education and Inclusion Services Section who welcome the development.

The proposal is therefore considered acceptable, in principle, subject to compliance with the relevant criteria set out below.

### **Impact on the character and appearance of the area**

The redevelopment of the school site would represent a visible redefinition of built development on the existing site particularly when viewed from the car park at the rear of Main Road and the properties that back on to it. However, the impacts on the character and appearance of the area are considered acceptable. The long elevation of the proposed school would sit back to back with the properties on Main Road and set at a higher-level, however, its single storey nature makes this acceptable as it would not be an overly prominent feature in the street scene as a result. The scale and design of the proposed school by its very nature is greater than the buildings round about however, any school would be and should be as a school offers a focal point for the locality and the people who live there lending character to the area. The improved design offers a positive improvement to the appearance of the area, particularly in comparison to the existing school building, as a tired and somewhat dilapidated facility will be replaced with a modern purpose built facility that displays a coherent appearance in its layout, general arrangement and the finish material proposed.

### **Impact on residential and visual amenity**

The redevelopment of this site will result in alterations to its character and appearance, however these changes have the potential to improve visual and residential amenity.

In essence, the redevelopment of the site will result in the existing arrangement being substantively altered where the existing school located in the south-western quadrant of the site will be relocated east towards Main Road on to the existing playing field and the proposed layout taking a more linear form in parallel with the eastern boundary. The remainder of the site will be given over to the associated play and recreational facilities. The result is that the school will be more closely aligned with the commercial area of Church Village than the existing facility at a location where its size, massing and bulk is more closely aligned with the buildings around it than the existing school.

Further, the existing buildings are of a single-storey nature and of a design typical of many 1960/70s education establishments throughout the County Borough, whereas the new structure would remain single storey but be of a modern design incorporating better quality contemporary external materials that presents a stark contrast to the existing arrangement. This would represent a considerable uplift in the appearance and quality of public buildings and could be compared to the nearby Garth Olwg site as a development of equal or better quality.

In any event, the design of the existing buildings appears somewhat dated and in need of modernising. It is considered its replacement with a new building using modern materials and construction methods will be far more aesthetically pleasing. The new building would form an attractive and high-quality development that will significantly enhance the visual amenities of the site and surrounding area that more readily aligns with existing established development within the community. Additionally, appropriate landscaping will be located throughout the site helping to soften the development and ensure it sits well within the context of the more open areas round about the site.

The change will be most noticeable from the rear of properties on the north-western side of Main Road. However, given that many, though not all of these properties are commercial in nature, the fact that the car park between the properties and the school

site would remain and that the new school building would be of single storey construction the impact on these properties is considered acceptable.

It must also be kept in mind that the siting location and scale of the new building have to some extent been driven by the site's own constraints. The existing school needs to continue to function whilst the new build takes place and therefore, the suggested location for the new building is probably the only viable one.

In terms of visual impact, an institutional building of the size proposed would present a visible and prominent development in the wider locality. However, it would remain a single storey school within established school grounds so wider context would remain and the positives in this design represent an improvement over the existing dated appearance of the existing school.

Though located close to the core of Church Village the school grounds are immediately adjoined by undeveloped ground and car parking facilities and this serves to minimise the degree of impact that the proposed development would have on any residential property on three of the four sides of the application site. The area where there will be the greatest impact is to the property on Main Road to the south east of the site. Even here though there is a car park between the site and established property and much though not all of it is commercial in nature and there is sufficient separation distance between the proposed new school and those properties that are residential in nature such that the level of impact on residential amenity would be acceptable in planning terms.

With respect to noise and disturbance, given the very nature of a school and its associated outdoor spaces, it is inevitable that surrounding residents would experience a degree of impact. The new school would accommodate a small increase in pupil's 253 to 270 and 4 additional staff. Consequently, there will be an intensification of use of the site that could result in further noise/disturbance than existing. However, with no change of use at the site it is not considered the nature of any impact experienced by neighbours would be readily noticeable. Furthermore, the site has been occupied as a primary school for a considerable period and therefore surrounding residents would have become accustomed to the general noise/disturbance associated with such a use; and this existing impact would continue to occur even if the proposed development were not implemented. It is also noted that following assessment, the Public Health and Protection team have no concerns.

The applicant has detailed that the new school building would, and the outdoor sports and recreation facilities potentially could, accommodate community uses during the evenings and weekends during term time and throughout the day outside of term time. This could result in some potential for a loss of amenity over and above the standards currently enjoyed by surrounding residents given that no such arrangements exist at the current facility

No details have been submitted setting out the exact community uses anticipated, but given the limited internal areas proposed for use and the time restrictions stated, it is not considered this element would result in any undue impact to the amenities of surrounding residents particularly so given the wider setting of the school. Additionally, no floodlighting is proposed so it is envisaged any potential use of the outdoor facilities



would be limited to daytime hours only, which would again not result in a significant impact.

In order to protect levels of amenity, conditions are proposed that restricts the community uses to the times set out by the applicant and the use of the outdoor facilities to that of the school only until such time as a scheme is submitted that clearly outlines proposals for their use. It is considered reasonable to safeguard the existing levels of amenity until the plans for use of the outdoor facilities have been clarified. At that time, the views of local residents can be sought either by the School, the Education Authority or by the Local Planning Authority as part of the relevant discharge of condition process.

Consequently, the potential visual impact and impacts on privacy and amenity are considered acceptable.

### **Access and highway safety**

Members will note from the consultations section above that the Highways & Transportation Section have raised no objection to the proposed development subject to conditions. In arriving at this position, they have had due regard to the application and its supporting documents and have fully taken into account the following: -

- Vehicular and pedestrian access.
- Internal circulation
- Off street vehicular parking provision
- Cycle parking provision
- Drop off/pick up
- Safe routes to school
- Travel plan
- Transport assessment

In light of the above, they have concluded as follows: -

The proposed redevelopment of Llanilltyd Faerdref Primary School will see a marginal increase in pupils and staff. As such, the proposal will not result in undue additional vehicular movements to and from the site and off site highway improvements beyond the measures identified in the Safer Routes to School assessment within the Transport Assessment are not considered necessary.

Vehicular access to the proposed school site is to be achieved via the existing vehicular access off St Illtyd's Road, which gives no undue cause for concern. Pedestrian access is achieved via an existing Public Right of Way, which again, gives no undue cause for concern.

The proposed level of off-street vehicular and cycle parking provision is in accordance with the Councils Supplementary Planning Guidance.

Whilst there is some concern that the proposed redevelopment of the school does not provide internal facilities for drop-off and pick-up to mitigate on street parking at the start and end of the school day , the submitted Transport Statement indicates

mitigating factors including,; lack of outdoor space to provide adequate facilities, availability of on street space to accommodate short term parking associated with drop-off/pick-up as utilised by the existing school and provision of a travel plan. On this basis, the lack of dedicated provision for drop-off/pick-up facilities within the site is considered on balance acceptable in this case.

A safer Routes to School Assessment has been undertaken in accordance with the Welsh Governments Walking Route Audit Tool that identifies 15 points of concern along with proposed mitigation measures. Whilst the comments provided in respect of 'safer routes to school' are acknowledged, given any potential upgrading works would be outside of the application site, they would be outside of the scope of this application. Therefore, it is not considered reasonable to attach the suggested condition to any consent. It is instead considered the applicant should be advised of the benefit of the upgrading works via a suitably worded informative note in an attempt to encourage their future implementation.'

Similarly, the submitted framework Travel Plan includes measures to encourage the use of sustainable modes of travel to and from the school and can be secured by means of a suitably worded condition.

## **Ecology**

Under consultation, the Council's ecologist has confirmed that the ecological impact assessment submitted in support of the planning application represents an appropriate assessment of the situation as matters currently stand and that the mitigation and enhancement measures that it recommends are acceptable. As such, no objections are raised though it is recommended a condition be added to any consent requiring the measures set out in the report be implemented on site throughout and after development. Natural Resources Wales also raise no concerns with regard to this issue.

## **Historic Mining Activity**

The Coal Authority have identified that the site falls partly within the defined Development High Risk Area where there are coal mining hazards which need to be considered in relation to the determination of the planning application. They go on to note that the application is accompanied by a Coal Mining Risk Assessment, in respect of which they conclude that its findings are sufficient for the purposes of Planning Policy Wales in demonstrating that that the application site is, or can be made safe and stable for the purposes of development. Consequently, no objections are raised to the planning application.

## **Drainage and Flood Risk**

The Council's Flood Risk Management team raised no objection to the proposal noting that a suitable drainage scheme could be implemented on site that will ensure there is no detriment to the surrounding area; and that this would be covered by the separate, necessary Sustainable Drainage Systems (SuDS) application prior to any development commencing on site.

Dwr Cymru Welsh Water raised no objection to the scheme noting that foul water flows can be accommodated in the public sewerage system and that the proposal to discharge surface water via SuDS is acceptable. The intention to dispose of surface water to the nearby Nant Yr Afan is noted.

## **Public Health**

Public Health and Protection have no objection to the scheme but suggest several conditions be attached to any consent in relation to noise levels to ensure compliance with submitted details and to deal with the fact that the site lies within 250m of a former landfill site. These requirements are addressed in the conditions below. They also suggest that time limitations be placed on the use of the Multi Use Games Area (MUGA) and that any associated lighting should only be used when the MUGA is in use. Use of the MUGA will be exclusive to the school during school hours and whilst the capacity for the community to use the facility out of hours exists, it is recommended that it be available up until 8pm rather than the 6 pm suggested.

## **National Sustainable Placemaking Outcomes**

Chapter 2 of PPW emphasises that development proposals should demonstrate sustainable placemaking to ensure that the right development is achieved in the right place, and states that development proposals should be assessed against the national sustainable placemaking outcomes to ensure this is the case.

PPW acknowledges that not every development proposal will be able to demonstrate that they can meet all of the outcomes, or that it can be proved that an attribute of a proposal will necessarily result in a particular outcome.

It is also recognised that the interpretation of the relevant criteria will depend upon the detail and context of the proposal and the application site, and in the planning balance, that greater material weight may be given to some attributes rather than others.

Therefore, in addition to consideration of the placemaking merits of the scheme within the sections of the report further above, a brief outline of how the proposed development is considered to align particularly well with the national sustainable placemaking outcomes is set out below:

- **Creating and Sustaining Communities:** The development would provide a state of the art primary school facility for pupils, and wider community uses for local residents long into the future.
- **Growing Our Economy in a Sustainable Manner:** The development would have a small but positive effect in terms of construction jobs and employment at the new facility.
- **Making Best Use of Resources:** The development accords with the aim to prioritise the use of previously developed land and sustainable building practices/materials. Future energy consumption would be from renewable sources resulting in a 'net zero carbon in operation' facility.
- **Maximising Environmental Protection and Limiting Environmental Impact:** The development would include suitable tree/landscape planting and biodiversity enhancement measures.

- Facilitating Accessible and Healthy Environments: The application site is in a highly sustainable location, directly adjacent to the centre of Church Village, with many transport links and services/facilities located within walking distance.

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

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

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however, the CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable

### **Conclusion**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the wider policy considerations set down in Planning Policy Wales<sup>11</sup> and Future Wales 2040. The proposals are also acceptable in terms of all other material planning considerations. The replacement school would represent a significant improvement over the existing facility in terms of what it is and what it can provide for the local community. The replacement school offers the opportunity to provide the area with a state of the art zero carbon in operation facility that will provide local pupils with an improved learning experience and the wider community the opportunity to make use of these facilities outside of school hours.

### **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 ref:
  - Location plan drawing no. RH0301-SRA-00-00-DR-A-02000 Rev C01
  - Site plan drawing no. RH0301-SRA-00-00-DR-A-02001 Rev C01
  - Proposed site plan drawing no. RH0301-SRA-00-00-DR-A-02002 Rev C01
  - General arrangement ground floor plan drawing no. RH0301-SRA-01-00DR-A-2100 Rev C01
  - General arrangement kitchen plant level floor plan drawing no. RH0301-SRA-01-01-DR-A-2101 Rev C01
  - General arrangement roof plan drawing no. RH0301-SRA-01-RF-DR-A-02102 Rev C01
  - Elevations drawing no. RH0301-SRA-01-XX-DR-A-02200 Rev C01

- Sections AA, BB, CC, DD drawing no. RH0301-SRA-01-XX-DR-A-02300 Rev C01
- Out of hours use ground floor drawing no. RH0301-SRA-01-00-DR-A-02400 Rev C01
- Aerial view looking north drawing no. RH0301-SRA-01-ZZ-IM-A-02800 Rev C01
- Ground level view entrance drawing no. RH0301-SRA—1-ZZ-IM-A-02801 Rev C01
- Bay study typical one storey drawing no. Rh0301-SRA-01-ZZ-Im-A-02802 Rev C01
- Internal view heartspace view 1 drawing no. RH0301-SRA-01-00-IM-A-02851
- Internal view heartspace section drawing no. Rh0301-SRA-01-ZZ-IM-A-02852
- Internal view heartspace view 2 drawing no. RH0301-SRA-01-ZZ-IM-A-02853
- Landscape masterplan drawing no. RH0301-ALA-00-XX-DR-L-00005 Rev P07
- Fencing and security strategy drawing no. Rh0301-ALA-00-XX-DR-L00007 Rev P05
- Access and circulation plan drawing no. RH0301-ALA-00-XX-DR-L-00008 S2 Rev P05
- Planting strategy drawing no. RH0301-ALA-00-XX-DR-L-00013 S2 Rev P03
- Outline levels drawing no. RH0301-ALA-00-XX-DR-L 00014 S2 Rev P06
- Site sections 1 of 2 drawing no. RH0301-ALA-00-XX-DR-L-00015 S2 P02
- Site sections 2 of 2 drawing no. RH0301-ALA-00-XX-DR-L-00016 S2 Rev P02
- Detailed hard and soft landscape general arrangement 1 of 2 drawing no. RH0301-ALA-00-XX-DR-L-00018 S2 Rev P04
- Detailed hard and soft landscape general arrangement 2 of 2 drawing no. RH0301-ALA-00-XX-DR-L-00019 S2 Rev P04
- Landscape visualisations drawing no. RH0301-ALA-))-XX-DR-L-00020
- Existing drainage & utilities plan drawing no. RH0301-ARP-ZZ-00-DR-C-00021 Rev C01
- External finished levels drawing no. RH0301-ARP-ZZ-00-DR-C-00031 Rev C01
- Proposed drainage drawing no. RH0301-ARP-ZZ-00-DR-C-00041 Rev C01
- Proposed utilities drawing no. RH0301-ARP-ZZ-00-DR-C-00081Rev C01

and documents received by the Local Planning Authority on 17/12/21 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The development hereby approved shall be carried out in accordance with the recommendations and mitigation/enhancement measures set out in:
- Air Quality Assessment
  - Arboricultural Impact Assessment (Barton Hyett Associates December 2021)
  - Coal Mining Risk Assessment (HSP Consulting June 2021)
  - Drainage Strategy (ARUP December 2021)
  - Ecological Impact Assessment (CSA Environmental October 2021)
  - Plant Noise Emissions Limits (ARUP December 2021)
  - Phase I Geo-Environmental Desk Study Report (HSP Consulting September 2019)
  - Phase II Geo-Environmental Assessment Report (HSP Consulting September 2021)
  - Transport Statement (Including Travel Plan) (ARUP December 2021)

Unless otherwise agreed in writing by the Local Planning Authority or 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.

4. No development shall commence on site, other than demolition and enabling works, until full details of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved materials thereafter.

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

5. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications.

A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed by a competent person. No deviation shall be made from the agreed scheme without the express written agreement of the Local Planning Authority

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. The development hereby approved shall not be occupied and/operated until the measures approved in the scheme referred to in condition 5 have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. The use of the outdoor sports and recreation facilities hereby approved shall be restricted to 7:45am to 6pm Monday to Friday only until a scheme detailing the proposed activities and intended hours of operation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of a consultation exercise with neighbouring residents, the scope of which shall be first agreed in writing with the Local Planning Authority, designed to take the views of local residents into account. The subsequent use of the outdoor sports and recreations facilities shall be in strict accordance with any scheme as may be approved.

Reason: To protect the amenities of neighbouring residents in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

9. No development shall commence on site until a 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:

- i) Construction methods: details of materials, how waste generated will be managed.
- ii) 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, concrete mixing and washing areas) and any watercourse or surface drain.
- iii) Soil management: details of topsoil strip, storage and amelioration for re-use.

- iv) 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.
- v) Control of nuisances: details of dust control measures.
- vi) Resource management: details of fuel and chemical storage and containment, details of waste generation and its management, details of water consumption, wastewater and energy use.
- vii) Pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- viii) Details of persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- ix) Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

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

Reason: To ensure necessary management measures are agreed prior to commencement of development and are implemented for the protection of the environment during construction in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No development shall commence on site, including any works of site clearance or demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for, but not be limited to:

- i) The means of access into the site for all construction traffic.
- ii) The parking of vehicles of site operatives and visitors.
- iii) The management of vehicular and pedestrian traffic.
- iv) Loading and unloading of plant and materials.
- v) Storage of plant and materials used in constructing the development.
- vi) Wheel cleansing facilities.
- vii) 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.

11. Within 6 months of beneficial occupation, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to:

- i) Travel Plan Co-ordinator.



- ii) Targets for the reduction of road traffic and single occupancy car use, the promotion and delivery of more sustainable travel such as walking, cycling, and use of public transport.
- iii) Management strategy for monitoring and delivering the objectives.
- iv) Review Process and fallback position if the targets set have not been achieved.

The Travel Plan shall be implemented within 1 month following its approval and maintained and monitored thereafter, unless otherwise agreed in writing by the Local Planning Authority.

12. Off-street parking provision shall be set out in accordance with the submitted general arrangement drawing no. RH0301-SRA-01-00-DR-A-02100 Rev C01 consisting of 23 car parking spaces and 30 cycle parking spaces unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure that vehicles and cycles are parked off the publicly maintained highway in the interests of highway safety and the free movement of highway users in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. No HGV movements shall take place to and from the site between the hours of 7:45hrs – 09:15hrs and 15:00hrs – 16:00hrs weekdays during the course of site preparation and construction works.

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.