

PLANNING & DEVELOPMENT COMMITTEE

17 MARCH 2022

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/1601/10 (GH)
APPLICANT: Trivallis
DEVELOPMENT: Proposed demolition of the existing school buildings and redevelopment to provide residential development of 18 dwellings and associated works. (Updated PEA; revised elevations for plots 1, 2 and 17 including housemartin cups; and WSI for historic building recording, received 17th January 2022. Revised site layout plan, to widen footpath and amend gradient, received 15th February 2022)
LOCATION: LAND AT FORMER YSGOL GYNRADD GYMRAEG TONYREFAIL, SCHOOL STREET, TONYREFAIL, PORTH, CF39 8LE
DATE REGISTERED: 03/12/2021
ELECTORAL DIVISION: Tonyrefail East

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

REASONS: The property occupies a sustainable location well within the settlement boundary and close to the centre of Tonyrefail, where it would be within a short walking distance of shops, services and facilities, and convenient for both public transport and links for onward travel.

This previously developed brownfield site is surrounded by other residential uses and in accordance with the Council's Local Housing Market Assessment the proposed 100% affordable housing development would contribute towards local housing needs.

Furthermore, the scale, density and design of the development would benefit the appearance of the site and street scene, and its layout would not be harmful to the privacy and amenity of neighbouring occupiers.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal constitutes major development which is not covered by determination powers delegated to the Director of Prosperity & Development

APPLICATION DETAILS

Full planning consent is sought for the demolition of the former school buildings and the construction of an affordable housing development on the site of the former property at Ysgol Gynradd Gymraeg Tonyrefail, School Street, Tonyrefail,

It is proposed that the eighteen new dwellings would comprise the following mix of house types:

- 8 x one-bed flats
- 1 x two-bed bungalow
- 6 x two-bed houses
- 2 x three-bed houses
- 1 x three-bed houses

The traditionally designed properties would have elevations of dark red brickwork and off-white render, with large sections of stonework, the materials for which would be reclaimed from the demolished structures. Fenestration would be white uPVC and the roofs enclosed with reconditioned slate tiles.

The internal layout of the site has been set in relation to existing site levels, retaining features and access points. Whilst the various slopes and levels mean that not all parts of the site can be redeveloped, this has left ample private garden and landscaped shared space, in addition to the 35 off-street parking spaces proposed.

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

- Pre-Application Consultation Report (PAC)
- Geotechnical and Geoenvironmental Report
- Drainage Strategy and Survey Report
- Bat Survey Report
- Preliminary Ecological Appraisal
- Landscape Design Statement, Specification and Management Plan
- Design and Access Statement
- Transport Statement
- Tree Report
- Written Scheme of Investigation for Historic Building Recording)

As noted in the description of development revised details were received as a response to consultee comments regarding ecology and historic building recording. Further amended plans were received to widen a section of footpath within the site and to ensure that the longitudinal road section incorporated a maximum 1 in 20 gradient for the first 15m of the adopted road section.

SITE APPRAISAL

The former Ysgol Gynradd Gymraeg Tonyrefail occupies a site to north-east of Tonyrefail and in close proximity to the retail centre.

The School comprises a cluster of buildings, namely two large teaching blocks and a caretaker's house of Victorian construction, two single storey structures, including one demountable, and a couple of ancillary buildings. The earlier buildings are constructed of natural stone with brickwork quoin detailing.

Just about all of the site, other than that occupied by buildings, is hard-surfaced and provided level play areas for the children attending the School. Due to the southerly fall in level towards School Street a prominent feature of the site is the numerous and substantial retaining walls, all of which are faced with dressed stone.

Currently, there are two vehicular accesses from School Street at the eastern and western ends of the site, which it is understood provided small areas for staff car parking. There are also numerous gated entrances for pedestrians.

To the north of the site, the boundary is either adjacent to a community centre or the Tonyrefail Primary School. In other directions, the surrounding development is mostly residential, although there is a clinic on the opposite side of School Street. In addition, there is a Grade II Listed site to the south-west, consisting of the Capel Y Ton ruin and graveyard.

The site, which is within the defined settlement boundary, is located within an area designated by the Coal Authority as high risk to development.

PLANNING HISTORY

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

21/5049/10: Pre-app advice. Decision: 08/06/2021, raise no objection.

10/0522/08: Installation of a single pre-fabricated building to provide 2 no. classrooms and toilet facilities. Decision: 09/08/2010, granted.

PUBLICITY

The application has been advertised by direct notification to twenty-four neighbouring properties and notices were displayed on site.

Furthermore, in accordance with the Development Management Procedure (Wales) Order the relevant press notice was published on 14th December 2021 identifying that the proposal constitutes major development.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation

No objection, subject to conditions.

Flood Risk Management

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

Public Health and Protection

No objection although conditions are recommended in respect of demolition, noise, dust, waste, and lighting. However, given that these matters will fall within either the scope of existing Public Health powers, or a Construction Method Statement, it is considered that an informative note is appropriate.

However, given the proximity of the property to a former landfill site and the potential for contamination to exist on site, a condition for a site investigation has been recommended.

Natural Resources Wales

No objection to the application as submitted but requests that an informative note is attached to any planning permission regarding bats and the need to obtain and EPS licence.

Dwr Cymru Welsh Water

Dwr Cymru Welsh Water has been previously informed of the proposed development and consulted, as a 'Specialist Consultee', in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

The information submitted as part of this application has been reviewed with particular focus on the Drainage Layout Drawing No. S.7711-06 revision C. We can confirm that foul water flows can be accommodated in the public sewer system.

Western Power Distribution

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

South Wales Fire and Rescue Service

Advice has been provided for the benefit of the Developer relating to adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.

Countryside – Ecologist

No objection, subject to a condition to secure ecological mitigation and enhancement measures.

Waste and Recycling

Properties 1-13 will have to put their waste on the corner of the access road just before the private drives.

Glamorgan Gwent Archaeological Trust (GGAT)

The School is contained within the National Monuments Record and although it is unlikely that nationally important archaeological remains will be encountered, the School will be demolished, and historic fabric adversely affected.

Therefore, it is recommended that a historic building level 2 survey is made prior to the commencement of work, which should be subject to a condition. The Written Scheme of Investigation already submitted by the Applicant is fine.

The Coal Authority

The Coal Authority considers that the content and conclusions of the supporting Geotechnical and Geoenvironmental Report are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for development. The Coal Authority therefore has no objection to the proposed development.

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

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 has been reviewed and a replacement is in the process of being produced. 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 4th 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 4th 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 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Tonyrefail.

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

Policy CS4 - identifies the housing requirement figure for the plan period.

Policy CS5 - identifies that there is a need to provide 1770 affordable housing units over the plan period.

Policy AW1 - outlines how the housing requirement figure will be met during the plan period. This includes but is not limited to the development of unallocated land in the settlement boundary and through the provision of affordable housing.

Policy AW2 - seeks to ensure that development is in sustainable locations. The policy sets out criteria which defines these locations, these include but are not limited to the following:

- Are within the defined settlement boundary.
- Would not unacceptably conflict with surrounding uses.
- Have good accessibility by a range of transport options.
- Have good access to key services and facilities.
- Support the roles and functions of the Principal Towns and Key Settlements and smaller settlements.

Policy AW4 - details the types of planning obligations that may be sought in order to make the proposal acceptable in land use planning terms and that Community Infrastructure Levy contributions might apply.

Policy AW5 - identifies the appropriate amenity and accessibility criteria for new development proposals; it expressly states that the scale, form, and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value. Additionally, the development would require safe access to the highway network and provide parking in accordance with the Council's SPG.

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

Policy AW7 - seeks to protect sites of architectural and/or historical merit and sites of archaeological importance.

Policy AW8 - seeks to protect the natural environment from inappropriate development unless there would be no unacceptable impact upon the features of importance to landscape or nature conservation.

Policy AW10 - prevents development which could cause or result in a risk of unacceptable harm to health or local amenity due to land instability or any other identified risk to local amenity and public health.

Policy SSA4 - indicates that residential development in the key settlement of Tonyrefail will be permitted where it supports and reinforces the role of the centre as a key settlement; is of a high standard of design and integrates positively with existing development; promotes the beneficial re-use of vacant and underused floor space; supports the provision of local services and promotes accessibility by a range of sustainable modes of transport.

Policy SSA11 - stipulates that residential development will only be permitted where the net residential density is a minimum of 35 dwellings per hectare.

Policy SSA12 - provision of 20% affordable housing will be sought on sites of 5 units or more.

Policy SSA13 - settlements in the Southern Strategy Area have absorbed a significant amount of new development during the last decade. In order to protect the identity of these settlements, ensure the efficient use of land and protect the countryside from urbanisation and incremental loss; the policy stipulates that development will not be permitted outside the defined settlement boundary.

Supplementary Planning Guidance

- Design and Placemaking
- Access, Circulation and Parking Requirements
- Affordable Housing
- Planning Obligations
- Nature Conservation
- Development of Flats

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), WG's 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

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing
PPW Technical Advice Note 5: Nature Conservation and Planning
PPW Technical Advice Note 12: Design
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 applicant seeks permission to demolish the former school and develop 18 affordable dwellings in its place. The development would consist of 8 one-bedroom flats, 1 adapted bungalow, 1 adapted three-bedroom house, 6 two-bedroom houses and 2 three-bedroom houses.

The development of unallocated sites within the defined settlement boundary is supported by LDP Policies AW1 and AW2.1. The proposal also complies with national guidance and Policy CS2 which promotes the redevelopment of previously used land in preference to Greenfield sites.

The site is within the defined settlement boundary and is accessible by sustainable transport modes including bus, foot and bicycle. There is also good access to key services and facilities, as it is within 100m of the Key Settlement retail centre of Tonyrefail. The site can therefore be considered a sustainable location for development, in accordance with Policy AW2.

The site is situated in the Southern Strategy Area within the defined settlement boundary, and consequently a minimum provision of 20% affordable housing is required in order to comply with Policy SSA12. The applicant is proposing 100% of the 18 units to be affordable dwellings, thus exceeding the policy requirement, as confirmed by the Council's Housing Strategy Team.

The minimum net residential density permitted by Policy SSA11 is 35 dwellings per hectare. The site is approximately 0.56 hectares, which results in a net residential density of approximately 32 dwellings per hectare. However, this slight shortfall is considered to be acceptable given the topographical challenges that would prevent a greater degree of development.

Lastly, with regard to the Council's SPG for the Development of Flats, it is acknowledged that the SPG states that there is a severe and growing shortage of affordable one bedroom accommodation. The inclusion of 8 one-bedroom flats is therefore welcomed.

Therefore, in light of the above, the development is considered to be acceptable in principle.

Impact on the character and appearance of the area

The development proposes the demolition of all existing buildings on the site, which since the School closed in 2018, have been vacant and the site secured with boarding and Heras fencing to prevent unauthorised entry.

As the consultation response from GGAT notes, the historic fabric of these prominent buildings will be lost, although it is recognised that the property is not subject to any designation which might offer protection.

It is also recognised that regardless of any redevelopment proposals, the buildings could be demolished without the need for planning consent, via the prior notification process, so minimal material weight has been attributed to any concerns in this regard.

Therefore, whilst it is disappointing that none of the extant structures will be retained and converted, it is appreciated that at this site to do so may neither be feasible nor provide the kind of accommodation that would meet local needs.

However, the proposed site layout has been dictated by the constraints of its irregular form and the steep changes in topography; thus, the existing ground levels, and most of the internal and external stone retaining walls, metal railings and pedestrian entrances will be kept.

A further benefit of those constraints is that the density of the development is relatively low, and although that density exceeds the requirements of Policy SSA11, this is attributable to the inclusion of eight flats rather than the surface area taken by the footprint of the new dwellings.

Consequently, a large swathe to the rear of the site will be left as open space and seeded with a wildflower meadow mix, within which seven native trees would be planted. There is a significant amount of formal landscaping across the rest of the site as the detailed soft landscape proposal plan demonstrates. This includes the use of rain gardens as part of the sustainable drainage strategy.

With regard to the new dwellings, their appearance, scale and siting is considered to be appropriate to the site, both in respect of how they relate to the existing surrounding development and the massing and density of the former School buildings. The proposed re-use of salvaged coursed stone to the front of the properties and elsewhere on site is also welcomed.

Taking the above into account, the combination of the site design and layout, the high proportion of green and planted areas, re-use of salvaged materials and the retention of the existing stone walling and railings, is expected to result in an extremely attractive development, and one which will make a positive contribution to the street scene.

Impact on the amenity of residents

In respect of any direct impact from the development upon neighbouring properties, those located on the opposite side of School Street to the south would be separated

from the closest new dwellings by a gap ranging from 24m to 30m, which, given the level changes, intervening structures and boundary treatments, should prevent intrusive views.

Other properties to the north and west of the site, namely the Day Care Centre and no. 18 School Street, are set at a higher level than the site. The Day Centre is also very well screened by a tree and vegetation lined boundary. In both cases the outlook from either property would not be adversely affected.

However, no. 14 School Street is aligned with the western boundary of site, against which the rear gardens of plots 3-8 would abut, and there was a concern about how this might, if at all, affect the neighbouring residents. Nonetheless, having compared the position of the new properties and the pre- and post-development site levels, relative with those of no. 14, it is considered that any views would be limited or subject to a high angle of skew.

Consideration was also given to the future residents of the site, particularly the flats since the Council's SPG for the development of flats is of particular relevance to amenity. The flats would be located at plots 5-8 and 14-17 and would benefit from external space for drying, and private or communal garden areas.

Internal floorspace would have to comply with the Welsh Government's WDQR social housing standards and as new buildings, rather than conversions or market properties, there appears to be sufficient natural light, ventilation and outlook such that no concerns are highlighted regarding the SPG.

In light of the above, and in terms of the impact on the amenity and privacy of neighbouring and future residents, and the absence of any representations to the contrary, the application is considered to be acceptable.

Access and highway safety

Access

The application site is accessed from School Street which has a carriageway width of 7.3m, is a one-way system and has traffic calming to reduce speeds to the region of 20mph. Pedestrian access is gained by continuous pedestrian links which are acceptable for safe and satisfactory access.

The private shared access serving plots 3-8 accords with the Council's Highways Design Guide for Residential Estate Roads. There is also direct access to plots 5-8 from School Street via a footway link which is acceptable.

In respect of the section of highway to be offered for adoption, the proposed access road / cul-de-sac is suitable for both pedestrians and vehicles, and a number of conditions have been suggested to ensure implementation of the works to an adoptable standard.

The proposed visibility splays proposed are acceptable. The submitted site layout indicates no obstruction or planting above 900mm will be placed within the required vision splay envelope.

Parking and circulation

The Council's SPG for Access, Circulation & Parking indicates that the proposed development requires a maximum of 39 off-street car parking spaces for residents and 3 visitor spaces, with a proposed provision of 31 spaces for residents and 2 for visitors.

Taking into account that the 2 & 3 bed dwellings would meet the maximum standards and the proposed 1 bed apartments have a minimum off-street car parking provision of 1 space per apartment, the off-street car parking provision is acceptable.

School Keep Clear Markings (No TRO)

There are existing 'School Keep Clear' markings in place along the site frontage at School Street, which require removal. It is the Developer's responsibility to remove these which currently prevent on-street car parking. A condition is recommended to secure this since the works could result in carriageway resurfacing.

Removal of the existing School Keep Clear markings will free up space for on-street car parking of existing residents and potential visitors without impacting on the free flow of traffic.

TRICS (Trip Rate Computer System)

The proposed scheme would have a minimal impact on the surrounding highway network since it is calculated that it would only result in up to 8 two-way trips in the morning and afternoon peak hours. Taking into account the previous use of the site which would have generated substantially more trips at pick up and drop off times, there are no concerns in this regard.

Conclusion

The proposed development is acceptable in terms of the SPG for Access, Circulation & Parking, for both vehicles and pedestrians, and accords with the Council's Design Guide.

The site is located within a sustainable location within easy walking distance of local amenities and public transport with satisfactory pedestrian links, which would support sustainable modes of transport in accordance with PPW 11.

Ecology

The Ecological Ltd Bat Survey (October 2021) identifies a small number of common pipistrelle roosting (assessed as a day roost) in two of the buildings. A European Protected Species Licence from NRW will therefore be required.

In addition to the bat assessments the PEA includes other species and reports a number of house martins nests on Building 2. The Council's Ecologist advised that house martin is a hugely declining species in RCT and this is likely to be a very important nesting site in Tonyrefail.

Details regarding targeted mitigation for house martins was included within the updated PEA and revised plans which, together with post construction monitoring, will need to be subject to a condition.

As highlighted further above, NRW has clarified that an EPS licence would be necessary to develop the site, and in line with their request, a standard informative note is proposed to be appended to any planning permission.

National Sustainable Placemaking Outcomes

Chapter 2 of PPW11 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.

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, the proposed development is considered to align particularly well with the following national sustainable placemaking outcomes:

- **Creating and Sustaining Communities:** The development density is appropriate for this town centre location and as a social housing scheme would contribute to the affordable housing requirement within the Northern Strategy Area.
- **Facilitating Accessible and Healthy Environments:** The application site is in a very sustainable location, being close to a bus route and services and facilities located within walking distance.
- **Making Best Use of Resources:** The development accords with the aim to prioritise the use of previously developed land and buildings.
- **Growing Our Economy in a Sustainable Manner:** The development would have a small but positive effect in terms of construction jobs and create footfall in the nearby retail centre.
- **Maximising Environmental Protection:** The development would include a condition for biodiversity enhancement measures.

In respect of the other national outcomes listed the development would be considered to have a neutral impact.

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. The application site lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones, where there is an indexed liability of £40/sqm for residential development.

However, it is appreciated that social housing relief may be claimed on the social housing element of the development and therefore no CIL would be payable.

Section 106 Contributions / Planning Obligations

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

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

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

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

The Section 106 requirements in this case

In this case the proposed development, on behalf of the Registered Social Landlord Trivallis, would provide 100% affordable housing for social rent.

Therefore, a S106 agreement will be required to ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs.

Furthermore, if the S106 Agreement is not signed within 6 months of the Planning Committee's resolution, then delegated powers be granted to officers to refuse the application.

Conclusion

The application site is located within the settlement boundary and the principle of residential development on this previously developed site would be in accordance with the placemaking requirements of PPW11 and the Core, Area Wide and Northern Strategy Area policies of the Rhondda Cynon Taf Local Development Plan.

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

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 completed in accordance with the approved drawings and documents:

- LT2104.04.01 Rev P5
- LT2104.04.02 Rev P2
- LT2104.04.03 Rev P2
- LT2104.04.04 Rev P3
- LT2104.04.05 Rev P1
- LT2014.04.101 Rev P3
- LT2014.04.102 Rev P2
- LT2014.04.103 Rev P2
- LT2014.04.104 Rev P2
- LT2014.04.105 Rev P2
- LT2014.04.106 Rev P3
- LT2014.04.107 Rev P1
- S.7711-02 Rev A
- S.7711-09 Rev D
- TDA.2598.01(A)

and details and documents received on 2nd December 2021 and 17th January 2022.

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

3. No development shall commence until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(i) A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.

(ii) 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. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (i) above.

(iii) 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 to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

4. The development hereby permitted shall not be occupied and/or operated until the measures approved in the scheme required by condition 3 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. Any validation report shall be carried out by a competent person.

Reason: In the interest of health and safety and environmental amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan

5. If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals, then work shall cease, and revised contamination proposals shall be submitted to and approved in writing by the Local Planning Authority prior to the work recommencing. Any revised contamination proposals shall be carried out by a competent person.

Reason: In the interest of health and safety and environmental amenity in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with the approved written scheme of investigation (Archaeology Wales Project No. 2969, dated January 2022) and submitted to and approved in writing by the Local Planning Authority.

Reason: Since the building is of architectural and cultural significance the specified records are required to mitigate impact in accordance with Policy AW7 of the Rhondda Cynon Taf Local Development Plan.

7. No development shall commence until details of all ecological mitigation and enhancement measures identified in Section 4 of the Ecological Ltd PEA and Bat Survey (January 2022), as well as a house martin mitigation strategy (including ecological supervision and post construction monitoring of house martin mitigation), have been submitted to and approved in writing by the Local Planning Authority.

These measures shall be provided prior to the beneficial occupation of the first unit and maintained in good order in perpetuity.

Reason: In the interests of biodiversity and nature conservation in accordance with PPW11 and Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

a) full engineering design and details of the internal road layout including sections; tie in detail with School Street, vision splays, highway structures, street lighting details, traffic calming, and surface-water drainage details.

b) full engineering design and details of the private shared access including its tie in with School Street, together with vision splays, sections and surface-water drainage details.

The approved details shall be implemented prior to beneficial occupation of the first dwelling.

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

9. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:

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

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

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

10. Prior to beneficial occupation of the first dwelling a scheme for the removal of the existing school keep clear lines in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure deliverability of traffic management measures and restrictions in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. No surface water run-off from the proposed development shall discharge onto the public highway or be connected to any highway drainage system.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.