

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: 21/1613/10 (GH)
APPLICANT: Infinite Renewables Group Limited
DEVELOPMENT: Development of solar scheme and associated infrastructure. (Cable drilling method statement received 20th January 2022)
LOCATION: LAND AT RHIWFELIN FACH FARM , LLANTRISANT ROAD, YNYSMAERDY, LLANTRISANT, PONTYCLUN, CF72 8LQ
DATE REGISTERED: 07/12/2021
ELECTORAL DIVISION: Town (Llantrisant)

RECOMMENDATION: GRANT, SUBJECT TO CONDITIONS.

REASONS: As a small scale solar farm, the principle of the development is considered to be acceptable. The development would accord with PPW11 and FW2040 and would provide a contribution to the renewable energy generation targets set out by the Welsh Government. It is considered that the appearance and location of the solar farm, in terms of the local and wider impact would not result in visual harm. Furthermore, no objections have been raised from any statutory consultees with respect to the potential impacts upon either the amenity of nearby residential properties, highway safety or ecology. The development is therefore considered to comply with the relevant policies of the Local Development Plan.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

Full planning consent is sought to construct a 0.5 MW solar farm and associated plant and paraphernalia, at Rhiwfelin Fach Farm, Llantrisant Road, Ynysmaerdy.

The scheme is intended to supply energy to Fei Foods which is located a short distance away to the south at Llantrisant Business Park and would consist of fixed ground photo-voltaic (PV) panels that will be mounted no greater than 2.3 metres from ground level and orientated southwards to maximise power generation.

The PV panels will be arranged in rows that run east to west and will be spaced to avoid shadowing effects. Metal frames with support posts would be inserted into the ground to a depth of 1.5 metres (depending on ground conditions) upon which the PV panels would be mounted.

Around the boundary it is proposed to erect a 2m high perimeter post and wire (deer) fence for security reasons, which would also enable the movement of wildlife. In addition to the PV panels, two small buildings would be erected for switchgear and for a substation.

In respect of access, this is proposed to be achieved via existing field gates and an existing gateway adjacent to the main farm access. This connects with the public highway at Llantrisant Road a little further to the north. The use of matting tiles on internal field access tracks would allow grass to continue to grow during construction and operation.

Lastly, the operational life of the solar farm has been identified at 30 years. During this period, it is estimated that there would be no site based staff, and there would be an occasional requirement for routine inspections/maintenance.

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

- Design and Access Statement
- Archaeology and Heritage Assessment
- Ecological Assessment
- Landscape and Visual Impact Appraisal
- Planning Statement
- Cable Drilling Method Statement

SITE APPRAISAL

The land to which the application relates is located no greater than 150m from the northern boundary of Llantrisant Industrial Estate and around 50m, at the closest point, from Llantrisant Recycling Centre.

With a surface area of approximately 0.49 hectares, the site comprises part of a field which is currently used for grazing and is screened to the north and west by established trees and hedgerows.

Access is currently gained from within the agricultural holding, although Llantrisant Road (aka Pantybrad) is a short distance from the western site boundary. In addition, the site is crossed, from north to south, by Public Right of Way ANT/172/1.

Although the northern and western boundaries are demarcated with mature hedges, the fall in level to the south/south-east is pronounced and views towards the site are possible from the south, particularly the northern fringe of Llantrisant town and across Llantrisant Common.

The site is located outside of the defined settlement boundary and is both within a locally designated Special Landscape Area (SLA) and where there is a high risk to development from historic coal mining. The site is also east of the Rhos Tonyrefail SSSI.

PLANNING HISTORY

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

21/1487/35: Screening opinion - proposed solar farm. Decision: 24/11/2021, EIA not required

PUBLICITY

The application has been advertised by direct notification to five neighbouring properties and site notices were displayed.

Furthermore, in accordance with the Development Management Procedure (Wales) Order the relevant press notice was published on 14th December 2021 advertising the proposal in respect of the Public Right of Way crossing the site.

No letters of objection or representation have been received.

CONSULTATION

Highways and Transportation Section

No objection subject to conditions.

Flood Risk Management

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

Public Health and Protection

Conditions are recommended in respect of noise, dust, waste and hours of operation. However, noting the location of the site and the provisions of existing public health legislation, which can better control these matters, such conditions would be unnecessary.

With regard to the proximity of the development to a landfill site the Public Health and Protection Division considers that there is a potential for adverse ground gas conditions to exist on site.

If this were an application to build a new residential property on the site, then a condition for a site investigation would have been recommended. However, the Applicant is advised to note that adverse ground conditions may exist on site and may

wish to carry out such investigations in order to satisfy themselves that there would be no adverse impacts from the work being carried out.

Natural Resources Wales

Conditions regarding pollution prevention should be attached to any planning permission granted. Without the inclusion of these conditions NRW would object to this planning application.

Dwr Cymru Welsh Water

No comments or objections.

Taff Ely Ramblers

The developer is thanked for recognising that footpath 172 Llantrisant is in the vicinity of the development and the fact that, if the proposal goes ahead, the line of the path is being used as the edge of the scheme. We have neutral view on this proposal.

The Coal Authority

The Coal Authority records indicate that coal seams of workable thickness infer to outcrop across part of the application site (part of the existing access road only) that may have been historically worked.

Accordingly, the area where the development is proposed lies outside of the defined High Risk Area. Therefore, The Coal Authority does not consider that a Coal Mining Risk Assessment is necessary to support this proposal and does not object to this planning application.

Countryside, Landscape and Ecology – Ecologist

Ecology issues relating to the site will be adequately dealt with if any consent is conditioned as per those recommended by NRW and set out within their consultation response.

Countryside, Landscape and Ecology – PROW Officer

I would like to draw attention to the existence of Footpath 172 Llantrisant which crosses the property but has been unofficially rerouted by changes in the field boundaries at some time after the creation of the Definitive Map (01/01/1971). Since this time the alternative route has been used by the public to exercise their right of way with the permission of the landowner.

It should be conditioned that in the interests of visual amenity and to ensure the protection of the PROW, the applicant must submit a scheme of works to reinstate the legal line of the Footpath to a suitable standard before the unofficial route can be obstructed.

Glamorgan Gwent Archaeological Trust

There is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.

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 LDP 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 open countryside to the north of Llantrisant.

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

Policy CS10 - The policy seeks to protect resources and to contribute to local, regional and national demand for a continuous supply of minerals.

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

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

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

Policy AW7 - The policy seeks to protect sites of architectural or historical merit from inappropriate development.

Policy AW8 - This policy seeks to protect and enhance ecological features and promote biodiversity. All development proposals will be required to demonstrate what

measures are proposed for ecological protection and management, and the mitigation of, or compensation for, potential impacts.

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

Policy AW12 - Development proposals that promote the provision of renewable and non-renewable energy will be permitted where it can be demonstrated that there is no unacceptable effect on the interests of soil conservation, agriculture, nature conservation, wildlife, natural and cultural heritage, landscape importance, public health and residential amenity.

Policy AW14 - The policy safeguards resources of sandstone from any development which would unnecessarily sterilise them or hinder their extraction.

Policy SSA 23 - The policy states that Special Landscape Areas have been designated to protect areas of fine landscape quality within Rhondda Cynon Taf. In order to protect the visual qualities of each SLA, development proposals within these areas will be required to conform to the highest possible design standards.

Supplementary Planning Guidance

- Design and Place-making
- Access, Circulation and Parking Requirements
- The Historic Built Environment
- Nature Conservation

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 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 – investment in infrastructure
- Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys

Other relevant national policy guidance considered:

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 6: Planning for Sustainable Rural Communities;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 22: Sustainable Buildings;
PPW Technical Advice Note 24: The Historic Environment.

WG Practice Guidance – Planning Implications of Renewable and Low Carbon Energy (February 2011)

WG 'Dear CPO' letter MA-P/CS/1303/16 re: Green Growth (15th March 2016)

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 solar farm and associated infrastructure will have a peak electrical generating capacity of approximately 0.5MW, and is designed to supply power directly to Fei Foods over a period of 30 years

PPW11 states that the planning system should facilitate delivery of renewable energy proposals. Since the withdrawal of TAN8, FW2040 has set out the context and specific policies for renewable energy development.

Policy 17 of FW2040 is particularly relevant and contains guidance relating to renewable and low carbon energy development. The Policy gives a clear direction to decision makers that significant weight must be attributed to the Welsh Government's target to meet 70% of electricity demand by renewable means, by 2030.

In terms of the LDP, Policy AW12 supports renewable energy projects, providing that there is no unacceptable impact to the environment, ecology, landscape, public health or residential amenity.

Furthermore, although the location of the solar farm would not be in accordance with some aspects of Policy AW2, in that a site in the open countryside is unlikely to qualify as a sustainable location, this type of development would normally be expected to be found in the countryside or on the settlement fringe. Therefore, the Policy is of less material relevance and little weight is attributed to it.

Consequently, subject to the other material policy matters discussed below, the development is considered to be acceptable in principle.

Impact on the character and appearance of the area

The proposed site comprises the lower parts of a field located on sloping ground to the north of Llantrisant Business Park and Llantrisant Recycling Centre.

Although the ground is at a higher level than the business park it does not constitute an elevated position compared with that of the existing 'daffodil' turbine, and the land continues to rise in a northerly direction towards Rhiwfelin Fach Farm.

So, whilst the panels would have some visibility from the south and east, particularly across Llantrisant Common and from the western side of Beddau, they would not have an unacceptable prominence. In addition, given their proximity to the mass of buildings at the adjacent Business Park, it is more likely that they would appear to be part of that wider development closer to the valley floor.

It was also noted that the western and southern boundaries of the site contain a number of mature trees and tall hedgerows, which suggests that from Pantybrad and the lower part of Heol Y Sarn, much of the development would be screened.

Taking the above into account, it is considered that the development can be justified within the Special Landscape Area setting.

The location of the site relative to the Llantrisant Conservation Area and scheduled monuments means that LDP Policy AW7 and TAN 24 must be considered and in this regard an Archaeology and Heritage Assessment report was submitted with the application.

The report notes 33 designated historic assets within 2.5km of the site boundary, most of which are to the south, within Llantrisant Town or at Ynysmaerdy Farm. Following Cadw methodology the report identifies that the scope of assessment should include Llantrisant Conservation Area, Llantrisant Castle (GM074), The Church of St Illtyd, St Gwynno and St Dyfodwg, Grade II* Listed Building (23942) and Y Felin Wynt Tower, Grade II Listed Building (16877).

In addition, the report notes that within a 1km radius study area around the site, there are only three monument records for non-designated historic assets, none closer than 350m to the site.

Consequently, the assessment has not identified any potential for adverse effects to the significance of any historic assets within the wider landscape around the site; and

in terms of the site's archaeological potential, records do not indicate any potential for unrecorded archaeological remains to be present within the site.

Therefore, subject to conditions in respect of the future decommissioning and the remediation of the site, it is considered that the proposed solar farm development would not be harmful to the character and appearance of the site, the Special Landscape Area or any heritage assets.

Impact on neighbouring occupiers

The closest neighbouring dwellings to the site comprise the application property Rhiwfelin Fach Farmhouse, which is approximately 220m to the north of where the closest PV panels would be sited; and Glanmychudd Fach Farmhouse around 136m to the south-east.

Given that the PV panels would be static, there would be an absence of noise generation and traffic would only need to access the site infrequently, post-construction, the proposed development would not cause harm to the amenity of neighbouring land users.

Similarly, the relatively low panel row heights, taking note of the screening provided by vegetation and intervening topography, means that any harmful impact to the outlook from the aforementioned dwellings would be minimal.

Consequently, it is considered that there would be no detriment to the privacy, outlook or amenity of other occupiers and the development would be acceptable in this regard.

Ecology and Environment

NRW has noted that part of the proposed cable route would pass through the Rhiwfelin Fach Farm historic landfill site, whereby underground cables in dug trenches have the potential to act as pathways for contamination. The landfill site is a likely source of contamination in close proximity to the Nant Muchudd, a sensitive receptor.

However, the Applicant has confirmed that the cable would share the same cable trench as that proposed for the wind turbine at Rhiwfelin Fach Farm (application ref 21/0661/10) which has already been approved by Members, subject to a S106 agreement.

As recorded further above, the same Cable Drilling Method Statement has been submitted by the Applicant. The Statement advises that the cable route under the recycling centre and stream will be installed via directional drilling or 'moling'.

This means that there will be no excavation of open trenches or disturbance of the stream bed or surface areas in the Recycling Centre. The rest of the route through the fields will be installed via a traditional trench and backfill method.

NRW previously acknowledged and approved the Method Statement for the wind turbine and requested that it be included within the condition identifying approved

plans and documents on the decision notice. Accordingly, condition 2, recommended below, has been drafted in this regard.

Lastly, NRW has requested that conditions relating to a Construction Environmental Management Plan (CEMP) and Water Quality Monitoring Plan should be attached to any planning consent regarding pollution prevention, and these are replicated as conditions 4 and 5.

Access and highway safety

The development would be served from Pantybrad Road via the existing access to Rhiwfelin Fach Farm. The access is directly opposite that created to construct the existing neighbouring wind turbine. As such, the use of Pantybrad Road is considered acceptable to serve the proposed solar farm in principle.

From the existing access to the farm, access ways will be created internally within the land to the proposed solar farm site, which gives no cause for concern.

Nevertheless, conditions are suggested below to restrict the times of HGV movements to suitable roads and outside of peak times as well as a construction method statement detailing the methodology of construction and delivery of equipment to then site.

Community Infrastructure Levy (CIL) Liability

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

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The principle of the proposed solar farm would be in accordance with national planning policy for renewable energy developments and would not have a harmful impact on the character and appearance of the locality, including the Llantrisant Conservation Area to the south and the closest scheduled monuments. The development would also not be detrimental to the amenity of the nearest neighbouring occupiers. The application is therefore considered to comply with PPW11, FW2040 Policies AW5, AW6, AW7, AW8, AW10 and AW12 of the Local Development Plan.

RECOMMENDATION: GRANT, SUBJECT TO CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans and drawings:

- IR-501 Rev E
- IR-Rhiw-903
- IR-Rhiw-904
- IR-Rhiw-905
- TR17 EKV0091
- DT Civils Ltd., DTC-J1156-001, Method Statement, 28th July 2021.

and documents received by the Local Planning Authority on 6th December 2021 and 22nd January 2022 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

3. The permission hereby granted shall endure for a period of 30 years from the date when electricity is first exported from the development hereby approved to the electricity grid network ('First Export Date'). Written confirmation of this shall be provided to the Local Planning Authority within one month of the First Export Date.

Reason: In the interest of visual amenity, in accordance with Policies AW5, AW8 & AW12 of the Rhondda Cynon Taf Local Development Plan.

4. No development shall commence, including site clearance, until a site-wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil Management: details of topsoil strip, storage and amelioration for re-use; silt management.
- 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.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of managing silt run-off, emergency spill procedures and incident response plan.

- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- 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 protect water quality and ensure protection of the natural environment during construction, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall commence until a water quality monitoring plan for the protection of water quality in the watercourses has been submitted to and approved in writing by the Local Planning Authority. The water quality monitoring plan should include:

- Details and frequency of the monitoring methods.
- Details of triggers for specific action and any necessary contingency actions, for example the need to stop work.

The water quality monitoring plan shall be carried out in accordance with the approved details during the site preparation and construction phases of the development.

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

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

- a) Details of delivery programme identifying all anticipated rigid and articulated vehicles deliveries to site and anticipated delivery times,
- b) The parking of vehicles of site operatives and visitors,
- c) The management of vehicular and pedestrian traffic along the access route to accommodate delivery movements to the site,
- d) Consultation with all stakeholders such as police, emergency services, public transport operators, properties and businesses affected by the proposals, and notification to the travelling public and the local communities/businesses.
- e) Temporary signage to be provided along the access route,
- f) Management of delivery traffic and loading and unloading of plant and materials,
- g) Storage of plant and materials used in constructing the development,
- h) Wheel cleansing facilities,

i) The sheeting of lorries leaving the site.

The approved Construction Traffic Management Plan / 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.

7. Prior to the beneficial use of the development, a Decommissioning Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The Decommissioning Plan shall include details of the works necessary to revert the site to its original agricultural condition, including; the method for the removal of all the solar panels, structures, enclosures, equipment and all other apparatus above and below ground level from the site and details of their destination in terms of waste/recycling, and details of how the site is to be restored to its original condition and any financial arrangement for this. The decommissioning works shall be carried out in accordance with the approved details.

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

8. Within 30 years and six months following completion of construction of the development, or within six months of the cessation of electricity generation by the solar photovoltaic facility, or within six months following a permanent cessation of construction works prior to the solar photovoltaic facility coming into operational use, whichever is the sooner, the solar photovoltaic panels, frames, fencing, access tracks and all associated structures and foundations, hereby approved shall have been dismantled and removed from the site. The developer shall notify the Local Planning Authority, in writing, no later than five working days following cessation of power production.

The site shall subsequently be restored (in accordance with the scheme required by Condition 7) no later than six months following the cessation of power production or within 25 years and six months of the completion of construction, whichever is the sooner.

Reason: In the interests of visual amenity and to ensure that any derelict or obsolete features do not adversely affect the environment in accordance with Policies AW5, AW8, AW12 and SSA23 of the Rhondda Cynon Taf Local Development Plan.

9. No development shall take place until a scheme of works for the reinstatement of the legal line of Footpath ANT/172/1 has been submitted to and approved in writing by the Local Planning Authority. The reinstatement works shall be implemented in accordance with the approved details prior to the obstruction of the unofficial route.

Reason: In the interests of maintaining safe and convenient walking environments in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. All construction Heavy Goods Vehicles shall access and egress the site via the A4119 and Hoel-Y-Sarn. In addition, all HGV deliveries during the construction period shall only take place between the hours of 09:00 am and 15:30 pm on weekdays to and from the site.

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

11. If, during development, contamination not previously identified is found to be present at the site then no further development (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 as approved.

Reason: To ensure the risks, associated with previously unsuspected contamination at the site, are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.