

**PLANNING & DEVELOPMENT COMMITTEE**

**20 OCTOBER 2022**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 22/0810/10 (GRD)  
**APPLICANT:** Mr G Pugh  
**DEVELOPMENT:** 6 bedroom dwelling, attached garage, additional car parking.  
**LOCATION:** HEULWEN DEG, ROCK COTTAGES, GRAIG-WEN, PONTYPRIDD, CF37 2EF  
**DATE REGISTERED:** 19/07/2022  
**ELECTORAL DIVISION:** Graig and Pontypridd West

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**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS.**

**REASON:** The application proposes the development of one residential unit in a sustainable location within the defined settlement boundary of Pontypridd, which is considered acceptable.

The proposal is also considered acceptable in terms its impact upon the character and appearance of the surrounding area and in terms of its impact upon the amenity and privacy of surrounding neighbouring properties. Furthermore, sufficient parking spaces is provided at the site, and the proposal is considered acceptable in terms of highway safety.

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**REASON APPLICATION REPORTED TO COMMITTEE**

- Letters of objection from three or more individuals have been received.

**APPLICATION DETAILS:**

Full planning permission is sought for the construction of a detached dwelling on a parcel of land at the end of a residential cul-de-sac in Graig Wen, Pontypridd.

The application redline boundary also includes the access road (private drive) that would serve the dwelling. That access road would also serve another proposed dwelling which has since been granted planning consent (ref:21/1449/15).

The proposed dwelling would be two-storey, measuring a depth of approx. 9.2m and a maximum width of approx. 12.5m. The dwelling would measure approx. 5.2m in

height to the eaves and approx. 9.4m to ridge. The dwelling would have a duo-pitch gable-end roof. The dwelling would have an integral garage to the side and a two-storey porch to the principal elevation, protruding approx. 1.6m from the front of the dwelling. New openings would face the front and rear of the dwelling, with two first floor side facing windows also proposed and three rooflights to the rear roof plane.

Externally, the house would be finished in render, with the porch walls being finished in stone. The roof would be covered in fibre cement slates. Internally, the dwelling would provide an open plan living area and garage to ground floor, with four bedrooms and a bathroom to first floor and a further two-bedrooms and a bathroom to the second floor, contained within the dwelling's roof space.

Whilst the application is a full planning application for the construction of one dwelling, the proposal largely represents an amended design for a dwelling approved at the site under planning reference: 21/1449/15. Planning Application ref: 21/1449/15 was for the variation of Conditions for planning application 17/0246/10 and proposed two detached dwellings at the wider site, which was approved at Committee on 24/01/2022.

It is noted that the description of the development was initially described as '5-bedroom dwelling, attached garage, additional car parking'; however, the submitted plans show 6 proposed bedrooms at the dwelling. The description has therefore since been amended to '6-bedroom dwelling, attached garage, additional car parking', so that the description accurately describes what is being proposed at the site. Notwithstanding, it is not considered that there are material planning differences between the provision of a 5 bedroom or 6-bedroom dwelling at the site and the assessment and recommendation made for the development is consistent with what is proposed at the site.

#### **SITE APPRAISAL:**

The application site relates to an irregular shaped parcel of land, measuring approx. 430m<sup>2</sup> in area located toward the end of a cul-de-sac in Graigwen, Pontypridd.

Neighbouring properties include Heulwen Deg, positioned to the south of the site and No. 4 Heol y Deri, positioned to the northeast. The site is bounded to the east by the adjacent highway and to the west by a steep bank which falls to an area of land below identified as a Site of Importance for Nature Conservation (SINC). Far reaching cross valley views exist in a westerly aspect from the site.

The site forms part of a wider plot of land, and to the north of the site is an area of overgrown land which has planning consent for a separate detached dwelling (Planning Reference: 21/1449/15).

## PLANNING HISTORY:

12/0318/13	LAND ADJOINING HEULWEN DEG, GRAIGWEN ROAD, PONTYPRIDD, CF37 2EF.	Outline planning for 1 dwelling and parking (Amended site location plan and revised access received 19/07/12)	Granted at Committee, 25/09/2012
15/1253/10	LAND ADJOINING HEULWEN DEG, ROCK COTTAGES, GRAIGWEN, PONTYPRIDD, CF37 2E	Construction of a detached dwelling with garage.	Granted at Committee, 11/12/2015
16/0871/39	LAND ADJOINING HEULWEN DEG, ROCK COTTAGES, GRAIGWEN, PONTYPRIDD, CF37 2EF	Non-material amendment - Moving of the windows from the side elevation to the rear and a number of internal alterations.	Granted, 05/10/2016
17/0246/10	Heulwen Deg, Rock Cottages, Graigwen, Pontypridd, CF37 2EF	Proposed construction of two detached dwellings with parking.	Granted, 26/07/2017
21/1449/15	HEULWEN DEG, ROCK COTTAGES, GRAIGWEN, PONTYPRIDD, CF37 2EF	Variation of Conditions - 1 Extend the time limit and 2 Replace the approved plan (hdw/ph/may.2001 Rev - A with plan hdw.ph/may.2001 Rev B) - of approved planning permission 17/0246/10.	Granted at Committee, 24/01/2022

## PUBLICITY:

The application has been advertised by direct notification letter to neighbouring properties and by site notice, posted near the application site. Objections were received from five individuals, with points raised summarised as follows:

- Loss of light to neighbouring dwellings;
- Concerns with the access and access road proposed;
- Concerns with possible damage to neighbouring retaining wall during construction works;
- Objections with regards to increased vehicular activity and parking concerns;
- Concerns with highway safety;
- Objections with regards to the dwelling being overbearing, dominating the street, and causing loss of privacy within the street.

Concerns were also raised with regards to a recent planning application at a neighbouring property for a change of use and conversion of an existing garage for business use. The objectors claimed that the Local Highway Authority had been excessive in their requirements for parking provision for that planning application.

**CONSULTATION:**

Local Highway Authority

No Objections, Subject to condition and advisory notes

Land Drainage

No Objections, Subject to condition and advisory notes

Public Health and Protection

No Objection, Comments received

Wales & West Utilities

No Objection, Advisory Notes suggested

Dwr Cymru/ Welsh Water

No Objection, subject to condition and advisory notes

Ecologist

No Objection, subject to condition

**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 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 is located within the defined settlement boundary and is unallocated for any specific purpose. The following policies are relevant in the consideration of this application:

**Policy CS2 – Development in the South:** outlines how the emphasis on building strong, sustainable communities will be achieved in the Southern Strategy Area.

**Policy AW1 – Supply of Housing:** focuses on the delivery of new housing and includes the development of unallocated land inside the settlement boundary.

**Policy AW2 – Sustainable Locations:** supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

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

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

**Policy AW 8 – Protection and Enhancement of the Natural Environment:** outlines how Rhondda Cynon Taf's distinctive natural heritage will be preserved and enhanced by protecting it from inappropriate development

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

**Policy SSA13 – Housing Development within Settlement Boundaries–** sets out the criteria for the consideration of development proposals within the settlement boundaries.

Supplementary Planning Guidance:  
Design and Placemaking  
Access Circulation and Parking

**National Guidance:**

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

Planning Policy Wales Edition 11 (PPW) was issued on 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.

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

PPW Technical Advice Note 18 - Transport

**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:**

The application proposes the construction of one residential dwelling, along with vehicular access and drive, on a plot of land within settlement boundary limits.

As such, the key consideration in the determination of the application is whether the principle of development is acceptable. Additionally, it will also be necessary to consider whether the site is capable of accommodating a dwelling, associated means of access, parking and amenity space, without resulting in a detrimental impact upon both the amenity and privacy of neighbouring dwellings and the character and appearance of the area.

**Principle of the proposed development:**

Full planning permission is sought for the erection of a dwelling on a parcel of land located at the western end of Heol y Deri. The site is unallocated, situated within the defined settlement boundary limits of Pontypridd and within an established residential area. As such, it is considered that the principle of development and development of the site for residential purposes would be acceptable and compatible with surrounding land uses.

The principle of developing the site for residential dwellings has also been well established by the most recent approval at the site, Ref: 21/1449/15 and in the approval of previous applications for residential development at the site (refs.

12/0318/13, 15/1253/10 and 17/0246/10). Furthermore, application ref: 21/1449/15 is currently extant, and the fall-back position is that development could commence and be constructed in accordance with the approved plans up until 24/01/2027.

The principle of developing the land for residential purposes is considered acceptable. However, proposals for residential development may only be considered acceptable, providing no adverse impacts result in terms of amenity, character, and highway safety. These matters will be considered in detail in the following sections.

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

The application site is located to the north of Heulwen Deg. As noted within the report, the application site has extant planning approval for a dwelling, and it is considered that developing the plot would appear to close the cul-de-sac visually by developing a vacant space between two existing properties.

Properties along Heol-y-Deri consist primarily of semi-detached two storey dwellings. It would not be considered that the street benefits from a distinct or notable architectural character or style and the site is not located within a Conservation Area. Whilst the design of the proposed dwelling would differ from the design of other dwellings within the street, it would nonetheless be considered acceptable. The relatively contemporary design would not be considered to detriment the character or visual amenities of the street and is considered of an acceptable and appropriate design.

The bulk and scale of the two-storey dwelling would also be considered acceptable at this location and would not be considered out of scale in relation to other properties within the street. Whilst the dwelling is relatively large in scale, some outdoor amenity space is provided, and the proposal is not considered overdevelopment of the site.

The proposal largely represents a variation in design for a proposed dwelling approved at the site under Planning Reference: 21/1449/15. Extant planning permission exists at the site for a two-storey detached dwelling which measures approx. 9.6m in depth by 10.2m in width and measuring approx. 5m in height to the eaves and 8.9m in height to ridge.

The increase in scale for the proposed dwelling in relation to what was approved under ref: 21/1449/15 would be minimal, with an increase in width of approx. 2.3m; However, this increase in width also includes the provision of an integral single-storey side garage at the dwelling. Additionally, the maximum height of the dwelling to ridge would only be increased from 8.9m to 9.4m, representing an increase of approx. 0.5m. Consequently, the bulk, scale and siting of the proposed dwellinghouse would remain largely as approved under planning reference 21/1449/15.

Concerns have been raised by third parties with regards to the design of the dwelling and that it would appear overbearing and towering within the street. However, as noted within this report, the dwelling is only minimally larger and more prominent than the proposed dwelling that was approved under ref: 21/1449/15, and whilst the central two-storey porch to the front would appear visible within the street scene, it would nonetheless be an acceptable feature. Notwithstanding, conditions are recommended to ensure the external materials proposed would be acceptable at this location and that the proposed positioning of the dwelling and levels at the site would protect residential and visual amenity.

Overall, the dwelling is considered acceptable in terms of scale and design and would have an acceptable impact upon the character of the street. The design of the dwelling would be considered appropriate to this location.

**Impact on residential amenity and privacy:**

The outlook gained from the application dwelling would largely overlook the adjacent drive to the front of the property and would overlook undeveloped steep wooded land to the rear. Whilst front facing windows would somewhat overlook the driveway and front garden of no. 4 Heol y Deri, the proposed dwelling would nonetheless be set back from the boundary of the neighbouring property by approx. 10m and any overlooking experienced would not be considered significant. Proposed first floor side facing windows would serve two bathrooms, considered non-habitable rooms, and would not be considered to significantly impact neighbouring amenities through loss of privacy.

The dwelling would be set at a sufficient distance away from neighbouring properties as not to be considered overbearing nor would the design of the dwelling detriment neighbouring occupiers through overshadowing or loss of light.

Additionally, it should be noted that the siting, orientation, and scale of the dwelling would largely be in line with a proposed dwelling approved at the site under planning ref: 21/1449/15. The main alteration would be the design of the dwelling, with minor increases in the dwelling's footprint and height along with the construction of a two-storey porch to the front. It was considered at the time of determining planning ref: 21/1449/15 that the proposed development would be acceptable in terms of its impact on residential amenity and privacy.

Concerns have been raised by third parties with regards to loss of privacy and overshadowing/ loss of light caused by the proposal. However, as noted, the outlook gained from the property would largely overlook the adjacent highway and would not cause direct overlooking of windows at neighbouring properties. Additionally, the two-storey dwelling would be set at a sufficient distance from other properties within the



street and would not be considered to significantly detriment neighbouring dwellings through overshadowing.

It is not considered that the increase in ridge height of approx. 0.5m and a slight increase in terms of depth and width for the dwelling would have such a significant impact in comparison to what could be developed under extant planning permission ref: 21/1449/15.

Whilst objections received have been noted, the proposal is considered acceptable in terms of its impact upon neighbouring residential amenities.

### **Highway Safety:**

Consultation was undertaken with the Local Highway Authority, who have assessed the proposal to determine whether the proposal would have an adverse impact upon highway safety in the vicinity of the site.

### Access:

The proposed development would be served off Heol-y-Deri, Graigwen. Heol-y-Deri has a carriageway width of 5.5m with 1.8m footways on both sides. There are no parking restrictions on Heol-y-Deri, which is a cul-de-sac with a sub-standard turning area at its western end. Access to the proposed development would be served off this turning area via a private shared access.

Whilst some concerns are raised that no details of a vehicular access have been submitted, these concerns can be overcome by a suitably worded condition attached to any planning consent. Similarly, there is some concern that the proposed private drive may be surfaced in non-permanent materials; Therefore, a condition has been suggested accordingly to address the concerns.

Objections were received by third parties with regards to highway safety and the proposed access and private drive proposed. However, it should be noted that the access and shared drive proposed represents the same access arrangements as what was approved under planning ref: 21/1449/15. The Local Highway Authority considered at the time that the access and highway arrangements were satisfactory, and in their consideration for this planning application have raised no objection to the access road and shared drive proposed, subject to conditions.

### Parking:

The proposal would be for a 6-bedroom dwelling, which has a parking requirement of up to a maximum of 3 off-street parking spaces in accordance with the Council's adopted Supplementary Planning Guidance (SPG): Access, Circulation and Parking Requirements 2011. The proposal would provide the property with three off-street parking spaces, which is considered acceptable.

Objections were received during the application with regards to parking issues within the street, and that the proposed dwelling would exacerbate those issues to the

detriment of highway safety. However, the proposal includes the provision of three parking spaces for the property which is considered acceptable and in accordance with the Council's Access, Circulation and Parking Requirements SPG and no objections were raised by the Local Highway Authority in this respect.

#### Drainage:

Some concern is raised by the Local Highway Authority that water run-off from the proposed drive may discharge onto the highway. However, this can be overcome by a suitably worded condition attached to the planning consent.

#### Highways Conclusion:

The Local Highway Authority have raised no objection to the proposal, and consider that on balance, the proposal is not considered to have any detrimental impact upon highway or pedestrian safety and is therefore considered acceptable in this respect. Whilst third party objections in relation to parking and highway safety have been considered, it should be noted that the access and parking arrangements proposed are largely in line with what was approved under application ref: 21/1449/15 and are considered acceptable.

#### Other Highway Matters:

It is noted that third party objections also refer to a previous application at an existing dwelling on Heol y Deri for the '*change of use from garage to beauty salon*' (ref: 18/0430/10). Objectors claim that the Local Highway Authority had been excessive in their requirements for parking provision for that application. However, having looked at the response given to that application, it was commented that a total requirement of 5 parking spaces was required (2 for the beauty salon business and 3 for the existing dwelling), but given that the salon was used by the resident of the dwelling, 4 off-street car parking spaces was considered acceptable. As with this current planning application, the off-street parking provision was assessed in line with the number of bedrooms contained within the dwelling and the floor area of the proposed beauty salon and not the number of people at the dwelling. Therefore, it is considered that a consistent approach to parking provision was undertaken to both applications. Notwithstanding, it should be noted that each planning application should nonetheless be considered on its own merits.

#### **Ecology:**

The land to the west of the application is identified as being a SINC. The proposed works lie outside the identified SINC, and the Council's ecologists have raised no objection to the proposal, subject to a condition ensuring ecological enhancement at the site.

#### **Drainage:**

Natural Resources Wales's Surface Water Flood Risk maps have been used to review the site's surface water flood risk, as per Paragraph 8 of Tan 15. The review concluded that the site does not fall within an area of surface water flood risk.

The Council's Flood Risk Management Department offered no objection to the proposal, noting that the under Schedule 3 of the Flood and Water Management Act 2010, the applicant is required to submit an application to the Sustainable Drainage Systems (SuDS) Approval Body (SAB). A condition was also advised to confirm that the details proposed for drainage arrangements is a viable option.

**Other Matters:**

The Council's Public Health and Protection section have made recommendations in relation to hours of working, along with noise, dust and waste at the site. Informative notes are recommended to any consent outlining the developers' responsibilities with regards to these issues at the site.

Concerns were raised by third parties with regards to possible damage to a neighbouring retaining wall and fence during construction works. However, this would be considered a private matter between neighbouring properties. Notwithstanding, a condition is recommended, ensuring that any retaining walls constructed as part of the development would be acceptable to ensure the stability of the development in the interests of public health and safety. Additionally, an informative will note the developer's responsibility by ways of the Party Walls Act 1996.

**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 lies within Zone 2 of the Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £40/sqm for residential development.

The CIL (including indexation) for this development is expected to be £12,652.72.

**Conclusion:**

The application proposes the development of one residential unit in a sustainable location within the defined settlement boundary of Pontypridd, which is considered acceptable.

The proposal is considered acceptable in terms its impact upon the character and appearance of the surrounding area and in terms of its impact upon the amenity and privacy of surrounding neighbouring properties. Furthermore, sufficient parking spaces is provided at the site, and the proposal is considered acceptable in terms of highway safety.

**RECOMMENDATION: APPROVE SUBJECT TO THE FOLLOWING 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 plan numbers

- Location Plan of CF37 2ED
- Proposed Plans & Elevations 002. Rev A

and documents received by the Local Planning Authority on 01/07/2022 and 27/07/2022, 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. Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

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

4. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

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

5. Prior to the commencement of development, existing and proposed levels (including relevant sections) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

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

7. Prior to the commencement of development, facilities for wheel washing shall be provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority. Wheel washing shall be in operation during the duration of the development period.

Reason: To prevent debris and mud from being deposited onto the public highway, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. HGV's deliveries shall take place between used as part of the development shall be restricted to 09:00am and 16:30pm weekdays, 09:00am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with 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.

9. The parking area and private driveway shall be constructed in permanent materials and retained for the purposes of parking and access only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding, in accordance

with Policy AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

11. Notwithstanding the details shown on the submitted plans, development shall not commence until design and details of the vehicular crossover been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to beneficial use.

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

12. The use of the garage hereby approved, shall at all times be restricted to purposes normally associated with a domestic use and no trade or business shall be carried out therein and at no time shall it be converted to a room or living accommodation to be enjoyed as part of the dwelling.

Reason: For the avoidance of doubt as to the extent of this consent, in the interests of the safety of all highway users, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

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

14. Notwithstanding the submitted details, prior to the commencement of development, full details (including external finishes, heights and exact siting) design and structural calculations of any proposed retaining wall structures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the stability of the development in the interests of public health and safety, and in the interests of visual amenity in accordance with policies AW5, AW6 and AW10 of the Rhondda Cynon Taf Local Development Plan.

15. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

16. Prior to the commencement of development, details for the provision of bat/bird bricks/ boxes (incorporated within the scheme) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of nature conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.