

PLANNING & DEVELOPMENT COMMITTEE

9 March 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 22/1412/08 (JE)
APPLICANT: Rhondda Cynon Taf CBC
DEVELOPMENT: Proposed development of a care home for older persons (13no. ensuite bedrooms and 1no. respite bedroom), landscaping, sustainable drainage, access, parking and associated works.
LOCATION: BRONLLWYN CARE HOME, COLWYN ROAD, GELLI, PENTRE, CF41 7NW
DATE REGISTERED: 21/12/2022
ELECTORAL DIVISION: Ystrad

RECOMMENDATION: APPROVE

REASONS:

The site offers an opportunity for a tailored scheme to meet local needs and will aid in addressing the known care home shortfall in the County Borough. The proposal would be developed on a brownfield site, within the defined settlement limits of Gelli and is considered acceptable in term of the requirements of planning policy and all relating material planning considerations.

REASON APPLICATION REPORTED TO COMMITTEE

The proposal is not covered by determination powers delegated to Service Director Planning.

APPLICATION DETAILS

Full planning permission is sought for the proposed development of a care home of older persons, landscaping, sustainable drainage, access, parking and associated works at Bronllwyn Care Home, Colwyn Road, Gelli, Pentre. To accommodate the proposed development the application would also see the demolition of the existing buildings at the site.

The proposal would see floorspace over three floors comprising of 13no. en suite bedrooms and 1no. respite bedroom. The floorspace proposed would comprise of the following layout:

Lower Ground Floor

- Staff Sleepover room
- Respite bedroom
- Entrance foyer/lobby/corridor
- Laundry facilities
- Staff restroom and plant room.

Ground Floor

- 10no. Ensuite bedrooms
- 2no. Nurse Stations
- 2no. Dayrooms
- Commercial kitchen with independent store and WC
- 2no. Sensory Rooms
- Various stores

First Floor

- 3no. Ensuite bedrooms
- Nurse station
- Sensory room
- Day room
- Hairdresser
- Assisted bathroom
- Staff sleepover, changing and rest facilities
- Training room
- M&E Plant Room

A large courtyard and garden would be provided to the west of the building which would provide residents and staff an area of outside amenity space.

The development would utilise existing vehicular access from Colwyn Road and Smith Street with the main parking area serving the proposed development located to the north of the building with an additional parking area comprising of 2no. spaces located to the east.

The application is supported by a/an:

- Design and Access Statement
- Preliminary Ecological Appraisal
- Bat Activity Survey
- Coal Mining Risk Assessment
- Phase 1: Contaminated Land and Geotechnical Desk Study Report
- Transport Statement

- Arboricultural Report
- Asbestos Survey Report
- Reassurance Air Test Certificate

Committee is also advised that the development was the subject of a Pre-Application Consultation (PAC) exercise, and a PAC Report was also submitted with the application.

SITE APPRAISAL

The application property is located on Colwyn Road towards the southern part of Gelli and occupies a large site with a surface area of approximately 0.297 hectares.

The former care home for the elderly was first constructed in 1972 and comprises three separate linked blocks. These blocks are of a nondescript, functional design which lends them an institutional character. The buildings at the site are located centrally within the site with a sloping grass area lies above a retaining wall to the south and the parking area lies to the north. Tenants at the care home were vacated on a phased basis over recent months prior to the submission of the application.

Although the postal address of the site is Colwyn Road, the property is located on the corner of two junctions, such that its eastern boundary and main entrance abuts Smith Street, and its southern boundary Llanfair Hill. To the west, the neighbouring site is occupied by the buildings and external grounds of Ysgol Gynradd Gymraeg Bronllwyn.

There is a very significant fall in level towards the north which means that the site, neighbouring school and surrounding Victorian residential development is characterised by large retaining walls and steep streets.

PLANNING HISTORY

The most recent planning applications on record associated with the application site are:

05/2166/08: BRONLLWYN HOME FOR THE ELDERLY, COLWYN ROAD, GELLI, PENTRE, CF41 7NW

Change of Use from Home for the Elderly to Home for the Elderly and Day Centre, also new entrance, enclosed covered way to Day Centre and new vehicular access to lower unit(amended plans received 10/02/06 showing revised access layout and parking).

Decision: 04/04/2006, Grant

PUBLICITY

The application has been advertised by direct notification to neighbouring properties, notices displayed at the site and a press notice.

No letters of objection have been received following consultation.

CONSULTATION

South Wales Police: No objection to proposal with the response setting out various recommendations with regard to achieving secured by design status.

The Coal Authority: No objection.

The National Grid: Standard consultation response setting out that a separate application to National Grid would be required if a new connection or service alteration is needed.

Dwr Cymru/ Welsh Water: No objection subject to conditions in relation to surface water drainage and a grease trap.

Transportation Section: No objection subject to conditions.

Flood Risk Management (Drainage): No objection subject to a condition in relation to surface water drainage.

Natural Resources Wales: No objection.

Public Health and Protection: No objection although conditions suggested with regard to hours of construction, noise, dust, waste, lighting and contamination.

Countryside (Ecology): No objection subject to conditions.

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 the settlement boundary for Pentre and is located within a Registered Landscape of Outstanding Historic Interest in Wales.

Policy CS1 - sets out criteria for achieving strong sustainable communities including: promoting residential and commercial development in locations which support the role of principal towns and key settlements; provide high quality, affordable accommodation that promotes diversity in the residential market; and ensuring the removal remediation of dereliction by promoting the re-use of under used and previously developed land and buildings.

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:

1. Are within the defined settlement boundary.
2. Would not unacceptably conflict with surrounding uses.
3. Have good accessibility by a range of transport options.
4. Have good access to key services and facilities.
5. Support the roles and functions of the Principal towns and key settlements and smaller settlements.

Policy AW4 - notes that planning obligations may be sought to make development proposals acceptable in land use terms.

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. The development would need to demonstrate 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. Additionally, proposals must be designed to protect and enhance landscape and biodiversity.

Policy AW8 - seeks to protect the natural environment from inappropriate development and that there would be no unacceptable impact upon the features of importance to landscape or nature conservation. Development proposals must be accompanied by appropriate ecological surveys and should demonstrate a net biodiversity gain.

Policy AW10 - aims to prevent development which could cause or result in a risk of unacceptable harm to health or local amenity due to land instability, flooding, pollution,

or any other identified risk to local amenity and public health; unless it can be demonstrated that such risks can be overcome.

Supplementary Planning Guidance

- Delivering Design and Place-making
- Access, Circulation and Parking Requirements
- Planning Obligations
- 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 FW2040, with the following policies being relevant to the development proposed:

Policy 1 - Where Wales will grow: The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure.

Policy 9- Resilient Ecological Networks and Green Infrastructure: action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals.

Policy 33 - National Growth Area - Cardiff, Newport and the Valleys: Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region.

Other policy guidance considered:

PPW Technical Advice Note 2 – Planning and Affordable Housing
PPW Technical Advice Note 12 - Design

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 application relates to the redevelopment of the former Bronllwyn Care Home at Colwyn Road, Gelli through the construction of a new care home providing 13no. ensuite bedrooms and 1no. respite bedroom as well as associated works.

The site is situated within the defined settlement boundary within the Northern Strategy Area, as set out by the LDP. Core Policy CS1 is supportive of residential development that provides a diversity of affordable accommodation and the re-development of redundant land and buildings.

LDP Policy AW2 sets out criteria for the consideration of development proposals on unallocated sites to ensure that they are directed towards sustainable locations:

As set out above, the property is within the settlement boundary and a continuing residential care use of the property would be compatible with the surrounding residential development.

There are a range of local services and facilities, including retail outlets, within walking distance and the site would also be accessible by sustainable transport modes including bus, foot and bicycle, with connections to the rail network available at Ton Pentre. Whilst considerations relating to accessibility may not be relevant to future residents, they are relevant in terms of staff and visitors

In principle therefore, the development would be considered acceptable and be compliant with both LDP and national planning policy. In respect of the latter, Chapters 2 and 3 of PPW11 are supportive of proposals which make use of previously

developed sites, and the economic benefits generated by the care sector are also acknowledged.

As such, the principle of development is considered acceptable subject to an assessment of the below criteria.

Impact on the character and appearance of the area

The Rhondda Cynon Taf Local Development Plan supports proposals where 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 (AW 5); where they are of a high standard of design which reinforces attractive qualities and local distinctiveness (AW 6); where they are appropriate to the local context in terms of siting, scale, appearance, height, massing, elevational treatment, materials and detailing (AW 6); and where they include the efficient use of land (AW 6).

The proposal would inevitably fundamentally alter the current appearance of the site. However, in this case the drawings and details show a modern, split level building of an attractive appearance, comprising elevations of face red and grey brickwork and mono pitch roof, all of which would represent a considerable improvement to the current appearance of the site which appears rundown and unkempt negatively impacting upon the character and appearance of the vicinity.

Whilst the proposal would see the construction of a building of a storey higher than those to be demolished, the proposal would occupy a similar overall footprint and would incorporate a low slung roof design which would reduce the mass of the building when viewed from the surrounding vicinity. In addition, given the increasing ground level towards the rear of the site the bulk of the building appears lesser and the overall built form is considered to reflect the nature of surrounding built development which increases in level to the south of the site.

The areas around the new building would be landscaped and it is pleasing to see that external areas could be easily accessed by residents and visitors. Although it is disappointing to see that existing trees would be removed, particularly those on the boundary with Smith Street. However, it is noted that a planting scheme would see a number of new trees planted at the site in particularly towards its north eastern corner along Smith Street which would assist in addressing this concern.

Taking the above into account, the application is considered acceptable in this regard.

Impact on residential amenity and privacy

With Ysgol Gynradd Gymraeg Bronllwyn and Cylch Meithrin Bronllwyn located to the west of the site any impact upon residential amenity would be focused towards properties along Llanfair Road, Bronllwyn Road and King Street which are discussed in more detail below.

With properties to the south along Llanfair Road significantly elevated above the application site a large percentage of the mass of the new structure would be screened from view from these properties by the existing boundary wall and level changes. This is supported by the existing building and proposed building outlines plan (6525-P-0740) which outlines the existing and proposed buildings and demonstrates that whilst properties No.2 - 8 Llanfair Road would have some views of the development these would be limited to the roof of the development only with the highest point development located on the furthest end from Llanfair Road. In addition, the resulting relationship is not dissimilar to views of the existing buildings which is considered acceptable. The proposal is therefore not considered to result in an adverse impact upon the outlook and amenity of these properties.

The rear elevations of properties at Bronllwyn Road to the north are separated by approximately 38 metres from the closest area of the new buildings. As such, whilst the proposal would result in a building of a greater mass than the care home it would replace and see a number of openings on this elevation. It is not considered that the impact upon these properties would be significant enough to warrant a refusal of the application.

Properties to the east of the application site along King Street are located at a perpendicular angle to the application site with the development not visible from within these properties. Whilst some views of the development would be possible from the amenity spaces of the dwelling given the separate distance of 15 metres with existing boundary treatments reducing the impact of the development, it is not considered that the proposal would result in a significant impact upon the amenity of these properties.

It is however noted that the plans submitted lack detail with regard to the proposed levels of the site. As such, for clarity and to ensure that the proposal does not result in an adverse impact upon the amenity and privacy currently enjoyed by neighbouring occupiers a condition is recommended below for the submission of existing and proposed levels should members be minded to grant consent.

Finally, existing residents living close to the site will have experienced the impact of the day-to-day operation of the property in its previous guise. As such, whilst it is considered that the operation of the new care home may result in some intensification of the site given its greater scale, it is not considered that the level of noise and disturbance would exacerbate existing levels experienced by neighbouring occupiers.

It is also noted that no letters of objection have been received following consultation with surrounding occupiers. As such, taking the above into account, the proposal is not considered to adversely impact upon residential amenity and is considered acceptable in this regard.

Highway Safety and Parking Provision

The Council's Transportation Section were notified during the consultation period in order to assess the suitability of the scheme with regard to highway safety and parking provision. The following response was received which raised no objection to the proposal:

Access

Vehicular access to the site is currently obtained from Colwyn Road to the north and Smith Street to the east.

Colwyn Road is a single carriageway road which routes east-west to the north of the site, serving the site and the local Ysgol Gynradd Gymraeg Bronllwyn primary school to the west. It extends for a short distance between Smith Street and Bronllwyn Road (B4223), measures approximately 6m in width within the vicinity of the site access and is subject to 20mph speed limit. It has street lighting along its length and footways on the southern side fronting the site. Colwyn Road serves as a primary pedestrian route to the north of the site and primary school to the west. Colwyn Road links to the B4223, which routes in a north-south direction.

Smith Street is a single carriageway road which routes north-south to the east of the site and serves one of the main routes through Gelli. It measures approximately 7.2m in width within the vicinity of the site and accommodates on-street parking. It has a speed limit of 20 mph with priority junctions and crossroads along its length. Vehicles are restricted from routing west along Bronllwyn Road, although vehicles can continue north along the B4223 and east. Smith Street forms a junction with the B4223 and Gelli Road to the north of the site, which provide an east-west link at this location. This is the main road to and from Gelli that routes west towards Ton Pentre and east towards Ystrad. It has single and double yellow line markings along its length. There are footways either side of the carriageway with streetlighting along its length.

On street parking is possible on both sides of streets within the vicinity of the site including Colwyn Road, Llanfair Hill and Smith Street. There are no parking restrictions or parking bays nearby the site.

It is noted that the vehicular access serving the car park from Smith Street has a sub-standard access point with radii kerbing and potential trip hazards for safe pedestrian movement. Therefore, a condition has been suggested for provision of a vehicular crossover to promote walking in accordance with PPW 11th Edition.

SPG Access, Circulation & Parking 2011.

Special Purpose Housing	1 space per 2.5 sqm	1 space per 2.5 sqm
Other residential uses (e.g. care homes)	1 space per 4 sqm	1 space per 4 sqm
Commercial and industrial uses	1 space per 4 sqm	1 space per 4 sqm
Public and community facilities	1 space per 20 sqm	1 space per 20 sqm
Public and community facilities (e.g. schools, libraries, sports centres)	1 space per 20 sqm	1 space per 20 sqm

The parking standards for RCTCBC are provided within the 'Delivering Design and Placemaking: Access, Circulation and Parking Requirements' SPG (2011). The site is within a Zone 3 location, based on the guidance in the SPG. The parking standards

for Special Purpose Housing, which includes care homes, are the same for Zones 2, 3 and 4. The standards state that for an elderly persons and/or nursing home the maximum requirements are 1 space per 3 non-resident staff and 1 visitor space per 4 beds.

A review of similar residential care home sites within the Trip Rate Information Computer System (TRICS) software has been undertaken to estimate the potential level of staff on the site. This has used the sites utilised within the trip generation analysis in Section 5 of this report. The sites had an average of 1.2 employees per bed, which would equate to 17 employees for the proposed 14-bed facility.

Based on the standards within the SPG, this would equate to a maximum requirement of six spaces for staff and four spaces for visitors.

The proposals will provide 10 car parking spaces on-site, two of which are to be provided as disabled car parking spaces. The proposed level of parking is therefore in accordance with the maximum standards.

The car parking spaces are provided within dimensions of 2.4m x 4.8m and 6m aisle widths.

The proposed accords with the council's car parking standards and is therefore acceptable.

Cycle Parking

The requirements for cycle provision are also provided in the SPG. It states there should be one long stay and one short stay stand per 20 bed spaces. This would equate to a provision of two cycle parking spaces.

The proposed site plan shows three Sheffield stands located within the northern car parking area, providing a total of six cycle spaces. This level of provision is in excess of the standards demonstrating the commitment to encouraging sustainable travel.

The proposed accords with the council's cycle parking standards and is therefore acceptable.

Conclusion

The proposed development of the extra care centre is served off the existing access points serving the existing care facility. The proposed development will increase from a 12 bed facility to a 14 bed facility with ancillary uses within the building. The proposed slightly increases the number of bedrooms with potential for additional visitors which will have minimal impact on the existing highway network and is therefore acceptable. Nevertheless, as the proposed site is adjacent to a primary school and on this basis a condition limiting HGV movements to outside the peak trips to the school has been suggested.

Ecology

The application is supported by The June 2022 Preliminary Ecological Appraisal identified the buildings on site as having moderate bat potential. As such, two emergence surveys were then undertaken as detailed in the July 2022 Bat Activity Survey which found no evidence of bat use. The findings of these reports were considered acceptable following a review by the Council's Ecologist who set out that no further survey work is required and a protected species licence is not required.

In their consultation response, the Council's Ecologist also indicated that should the scheme gain consent that the recommendations set out in section 5 of the PEA report and section 4 of the Bat Activity Survey should be conditioned.

In light of the above the application is considered compliant with the requirements of policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Public Health and Protection

A search of Public Health records relating to potentially contaminating past land uses has shown that an electrical substation formerly occupied the site and the site is also within 250m of Gelli Quarry Landfill. As such, the application has been accompanied by Phase 1: Contaminated Land and Geotechnical Desk Study Report which has been reviewed by the Council's Public Health and Protection Division who provided the following comments:

The report summarises in section 4.2.1, that present day and historical uses of the surrounding area within influencing distance of the site, have numerous potential contamination sources, including historical mine waste from the quarry to the southeast and that due to the extensive nature of historic mining within this region, the presence of contaminated mine waste being placed on the site cannot be ruled out as a potential source of contamination. Within the Preliminary Human Health and Environmental Risk Assessment, subsurface soil has been identified as a potential source of on-site and off-site contamination and assessed as low/moderate risk to human health, due to potential presence of mine waste and the existing electrical substation on site. The presence of ground gas was considered unlikely due to the absence of any influencing active or historic landfills, underlying organic material (e.g., peat) and significant Made Ground. Additionally, we have reviewed the 'Coal Mining Risk Assessment (CMRA)' Report undertaken by Terra Firma (South) in May 2022 (Report No. CA-22-005-CMRA). In summary, it was considered that the risk to surface stability at the site from shallow unrecorded workings was low." Neither Reports appear to identify or discuss the possibility of mine gas as a potential risk to human health. It is not clear from the proposed report whether mine gas has been considered as a potential source of contamination and how has this potential risk to human health been assessed. However, following the submission of further information from Terra Firma with regard to Mine Gas which sets out the risk to be provisionally low based on evidence. It is set out by the Council's Public Health Team that the Desk Top Study element of the contamination condition can be dispersed.

The Public Health and Protection Division also suggested a number of conditions be attached to any consent in relation to construction noise, waste, dust and soil sampling. Whilst these comments are appreciated, it is considered that construction noise, waste and dust matters can be more efficiently controlled by other legislation. It is therefore considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Drainage

Following consultation, the Council's Flood Risk Management Team and Welsh Water raised no objection to the application. However, both consultees requested a condition be attached to any consent with regard to surface water drainage from the proposed development. Nevertheless, as this development would require separate SAB approval it is not considered that these conditions would be necessary or required.

In their response Welsh Water also requested a condition with regard to a grease trap which has been attached below should Members be minded to approve the application.

Other Issues

Further to the above considerations no objection was raised or conditions recommended following consultation with the Natural Resources Wales, The Coal Authority and South Wales Police.

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 below, 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 the location and would contribute to the provision of community-based local care within the Northern Strategy Area.
- **Facilitating Accessible and Healthy Environments:** The application site is within walking distance of the main bus route and some local shops and services. Being within the settlement boundary it is considered to be a sustainable location. There is public open space within a short distance of the site and the development would provide safe accommodation and, as a care facility, would promote mental well-being.
- **Making Best Use of Resources:** The development would result in the use of previously developed land and would have regenerative benefits due to its support of construction jobs and the permanent care positions associated with the proposal.
- **Growing Our Economy in a Sustainable Manner:** The development would have a small but positive effect in terms of construction jobs and would foster economic activity.

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, and the scheme is for development of a kind that is liable for a charge under the CIL Regulations 2010 as amended.

However, the site is located within CIL Zone 1 where a £nil charge would be applicable and therefore no CIL would be payable.

Conclusion

Based on the above, it is considered that subject to conditions, the development proposed would not have a significantly detrimental impact on the character and appearance of the area, the residential amenity of those living closest to the site, highway safety or ecological value of the area. The application is therefore considered compliant with the requirements of the policies of the Rhondda Cynon Taf Local Development Plan and recommended for approval subject to conditions:

RECOMMENDATION: GRANT SUBJECT TO THE BELOW 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
- 6525-P-0001
 - 6525-P-0100
 - 6525-P-0110
 - 6525-P-0200
 - 6525-P-0201
 - 6525-P-0202
 - 6525-P-0203
 - 6525-P-0710
 - 6525-P-0711
 - 6525-P-0712
 - 6525-P-0740

and documents received by the Local Planning Authority on 01/12/22, 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. Before the development is brought into use the means of access, together with the parking facilities, shall be laid out in accordance with the submitted site plan 6525-P-0100 and approved by the Local Planning Authority. The parking spaces shall be surfaced in permanent material and retained thereafter for the parking of vehicles.

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

4. Prior to the development being brought into use, a vehicular footway crossing shall be provided for vehicular access off Smith Street in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development on site commencing.

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

5. No development shall take place, including any works of site clearance, 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.

- 6. During the construction phase of development no HGV vehicles shall access or leave the site between the hours of 08:30-09:30 am and 14:45-15:45pm on weekdays.

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

- 7. Surface water run-off from the proposed development shall not discharge onto the public highway or be 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 of the Rhondda Cynon Taf Local Development Plan.

- 8. Before any works start on site, 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.

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

- 9. The development hereby permitted shall not 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.

- 1. 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.

2. 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 LPA 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 and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

10. The development hereby permitted shall not be brought into beneficial use until the measures approved in the scheme referred to in Condition 9 have been implemented and a suitable validation report of the proposed scheme is submitted and approved 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 and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

11. 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 LPA 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 and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

12. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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.

13. The development hereby approved shall be carried out in accordance with the methods and recommendations set out in Section 4 of the Saltys Brewster, Bat Activity Survey – Addendum Report, dated July 2022.

Reason: To afford protection to animal and plant species in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

14. The development hereby approved shall be carried out in accordance with the methods and recommendations set out in Section 5 of the Saltys Brewster, Preliminary Ecological Appraisal Report, dated September 2022.

Reason: To afford protection to animal and plant species in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

15. The approved use shall not commence until an adequate grease trap has been fitted in accordance with details that have been submitted to and approved in writing by the local planning authority. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.

Reason: To protect the integrity of the public sewage system and ensure the free flow of sewage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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