

PLANNING & DEVELOPMENT COMMITTEE

08 June 2023

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 22/1037/13 (EL)
APPLICANT: Mr N Williams
DEVELOPMENT: Proposed dwelling and associated access
LOCATION: LAND ADJ TO MOUNT PLEASANT, TREHAFOD,
PONTYPRIDD
DATE REGISTERED: 30/08/2022
ELECTORAL DIVISION: Cymer

RECOMMENDATION: Approve

REASONS: The site represents a parcel of land which straddles the line of the settlement limit, in the village of Trehafod. Given the varied pattern of development in the immediate area and site constraints, the development of one dwelling on this large plot would be considered acceptable, and in keeping with the character and appearance of the site and surrounding area. Similarly, it is not considered that the proposal would result in an unacceptable impact upon the levels of amenity of neighbouring occupiers. The application is also considered acceptable in terms of potential impacts upon both highway safety, ecology and land drainage. As such, the development is considered to accord with the requirements of both local and national planning policy.

REASON APPLICATION REPORTED TO COMMITTEE

Three or more letters of objection have been received.

APPLICATION DETAILS

Outline planning permission is sought for the construction of 1 no. detached dwelling, associated access and parking on a parcel of land adjacent to Mount Pleasant, Trehafod.

The parcel of land upon which the proposed dwelling would be situated is irregular in shape and measures approximately 2900sqm, with its northern boundary fronting the highway of Mount Pleasant.

The application is made in outline with all matters reserved for future consideration. However, an indicative layout which accompanies the application illustrates a detached dwelling located broadly within the centre of the plot with a parking area and detached garage to the west side of the property and private garden area to the rear (south). The illustrative layout plan indicates that access would be gained via a private drive which would be constructed to connect with Mount Pleasant (to the north).

As scale is a matter reserved for future consideration a range of maximum and minimum parameters are provided for the proposed dwelling;

	Minimum	Maximum
Depth	8.0 metres	9.0 metres
Width	13.0 metres	14.0 metres
Height to eaves	5.0 metres	6.0 metres
Height to ridge	9.5 metres	10.0 metres

The application is accompanied by:

- Planning Statement
- Ecological Appraisal and Impact Assessment
- Traffic Survey Information

SITE APPRAISAL

The application site consists of an irregular shaped parcel of land that extends to approximately 2900sqm. The site is located within the village of Trehafod, and is accessed via the highway of Mount Pleasant, which bounds the northern line of the site. There are variations in level across the site, with the level of the land rising away from the level of the highway along Mount Pleasant. The application site consists of land that was previously used as allotments but having not been used for this purpose for an extended period, is now covered by trees, vegetation and scrub. Land to the south is similar in character consisting of fields and grassland areas. Although being situated at the periphery of the settlement limits, many residential dwellings are located along Mount Pleasant. In the wider area, the dwellings to the west are more traditional terraced properties, with those to the east being larger detached and semi-detached properties set within large curtilages.

PLANNING HISTORY

There is no relevant recent planning history on the site in question.

PUBLICITY

The application was advertised by direct neighbour notification and site notices. Formal objections have been received from three individuals, with one providing a range of accompanying information in the form of follow up e-mails, photographs and video. These are summarised as follows:

Highway Safety

- It is commented that the proposed site access drops quite steeply onto a lane that is less than 3m wide and very close to a blind bend on the predominant access road along Mount Pleasant and an intersection of two narrow (one car width) lanes.
- It is commented that these small lanes have been prone to collisions over recent years and these increase during poor weather when roads are icy.
- Reference is made to a planning application to build a dwelling on the site of the former No 5 Mount Pleasant in 2014 (Planning App Ref: 14/0975/13). It is commented that this application was refused permission on highway safety grounds.
- The need to consider the safety of other road users, including the safety of walkers and cyclists is highlighted.
- It is commented that the traffic survey, which suggests the roads are lightly trafficked is not accurate and doesn't take into consideration the number of walkers and cyclists that access the wooded areas above Barry Sidings, which are known for their walking trails and mountain bike tracks.
- It is also commented that the number of road users especially cyclists and walkers is far greater in the summer months and are far and above greater than those identified in the traffic survey.
- It is commented that key service provider delivery vans, such as Royal Mail and others, plus the weekly refuse collection vans and HGVs can add to the increased road user numbers at different times of the day and different days of the week.

Land Drainage and Flood Risk

- Concerns are raised with regard to land drainage and potential flood risk issues, based on their own local knowledge of the area.
- They comment that the area and access roads to the proposed site have suffered badly from high flows of water emanating from the natural watercourses at both ends of the site. The application states that natural watercourse would be used to drain surface water. They state that in their opinion, the size of the proposed dwelling and access roadway would impact, significantly, on already high levels of water running through the natural watercourses particularly during the wet weather months.
- It is commented that local plot owners have seen high levels of localised flooding especially at particular times of the year when there are high levels of rainfall.
- It is claimed that the applicant has, in his former role as Trustee of the Allotment Society, lobbied NRW to try to resolve the issues of high levels of water 'spewing' onto the roads.
- Concern is also expressed that water which discharges onto the road freezes over in colder winter months and increases the risk of road traffic incidents.

- It is claimed that some remedial work has been done by the applicant himself but, that residents would agree that any proposal that may result in an increase in water flow into natural watercourses should be carefully monitored over an extended period of time to assure neighbouring plot holders that the problems have been resolved.

Ecology

- Comments are made on the accompanying Ecological Survey. It is claimed that the appraisal doesn't identify some mammals that are prevalent in the local area, including hedgehogs and mink.
- Objections are also raised with regard to the loss of habitat.

Land Use and Character

- It is noted that whilst the site is described as 'old allotments', it is suggested that the land, subject to the planning proposal, has not been a traditional 'vegetable growing' allotment plot for many years. Rather, the site has mainly been used to graze livestock (pigs and sheep), to raise poultry and in recent years to produce honey. Some areas of these plots continue to remain as unfenced, open green spaces.
- It is noted that the site sits on the boundary of the settlement limits and lies within a Special Landscape Area. They express concern that the development would have an adverse effect on the surroundings and local habitat for wildlife.
- It is commented that approximately 2 years ago, the land was owned by a private allotment Society named 'Trehafod Allotment Society' however, it was decided that the society would disband and 'gift' land to those that were still in the society. It is commented that the land is subject to a restrictive covenant, which forms part of the title deeds, and prevents the land from being developed for residential or commercial purposes.
- It is suggested that if planning permission is approved then careful consideration should be given to the quality, design and materials of the development.

Other matters

- It is claimed that some tree felling has already occurred at the site and a store building is present on the land.
- It is stated that the applicant also owns further parcels of allotment/grazing land in the area, in addition to the application site. Concern is expressed that if the current application is approved then this may lead to further applications for residential development of neighbouring plots.
- It is commented that the applicant has not undertaken any consultation with residents prior to submission of the planning application.
- It is commented that extreme care should be taken if permission is approved, when excavating over soft verge at site entrance as gas mains and BT infrastructure is located here.

CONSULTATION

Highways and Transportation – no objections subject to conditions.

Land Reclamation and Drainage – no objections raised, condition recommended.

Dwr Cymru – no objections raised, conditions recommended.

Public Health and Protection – no objections raised.

Countryside, Landscape & Ecology – no objections raised, conditions recommended.

Western Power – Should the developer require a service diversion or a new connection they will be required to make a separate application to Western Power Distribution. An informative note to this effect is recommended.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021, that it has been reviewed and is in the process of being replaced. 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 site lies in the Northern Strategy Area and straddles the line of the settlement boundary, within the village of Trehafod. The part of the site that is outside settlement limits forms part of a Special Landscape Area.

AW 1 sets out the criteria for new housing proposals, commenting that the provision of new dwellings will be met by a number of methods, including the development of unallocated land within the defined settlement boundaries.

AW2 promotes development in sustainable locations.

AW 5 sets out criteria for new development in relation to amenity and accessibility.

AW6 sets out the criteria for new development in terms of design and placemaking.

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

AW10 sets out the criteria for environmental protection and public health.

NSA12 sets out the criteria for new development within and adjacent to settlement boundaries.

SSA23 identifies a number of Special Landscape Areas: SSA23.6 refers to Mynydd y Glyn and Nant Muchudd Basin.

SUPPLEMENTARY PLANNING GUIDANCE

Access Circulation and Parking
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), 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 complies with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will grow – Employment/Housing/Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking

Other relevant national policy guidance consulted:

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, associated vehicular access and parking area, on a parcel of land that straddles the line of the settlement boundary in the Northern Strategy Area, and the village of Trehafod. As such, the key consideration in the determination of the application is whether the principle of residential development is acceptable upon the site. In addition, it will also be necessary to consider whether the site is capable of accommodating the dwelling, associated means of access and parking facilities, without resulting in a detrimental impact upon both the amenity and privacy of neighbouring dwellings, and the character and appearance of the area. The implications of the development upon highway safety in the vicinity of the site, ecology and land drainage are further considerations.

Principle of Development

In the assessment of any application for residential development, the first consideration must be the location of the site in planning policy terms. In this case the plot is located in a position which straddles the line of the settlement boundary in the Northern Strategy Area.

Whilst it is acknowledged that a large part of the application site, is located outside the defined settlement limits, it is noted that Policy NSA12, makes provision for certain types of development, which are outside but adjoining the defined settlement, subject to certain criteria. The criteria requires (amongst other things), that the proposal would not result in the construction of more than 10 dwellings and that the site is bounded on at least one side by the defined settlement boundary. In this regard, the general principle of residential development may be considered acceptable. In addition to this, despite being located at the periphery of the settlement (boundary), it is considered that the site represents a sustainable location, situated within walking distance of the main village of Trehafod where services, facilities and public transport links are available.

Therefore, in this regard, the general principle of residential development may be considered acceptable. However, this is only the case if all other matters, relating to amenity, character, ecology and highway safety can also be satisfied. These matters will be considered in detail in the following sections.

Character and Appearance

In terms of area, the site extends to approximately 2900m², an area which is physically large enough to accommodate one dwelling and associated amenity space and parking. However, consideration must also be given to how the development of the site would relate to the character and existing pattern of development in the vicinity of the application site, particularly as part of the site extends into a Special Landscape Area.

As noted above, the application is made in outline with all matters reserved for future consideration, however the submission is accompanied by an illustrative site layout. This illustrates a large, detached dwelling situated broadly within the centre of the site, with a parking area to the west, accessed via a drive which connects with the highway (Mount Pleasant) that bounds the north of the site. It is noted that there is some variation in character in terms of the pattern of development and housing styles in the vicinity of the application site. To the west of the site, on approach along Woodfield Terrace, properties are predominantly terraced in character, being traditional stone fronted dwellings. However, to the east, along Mount Pleasant, there is greater variation in character. Properties consist of detached and semi-detached units, positioned within, in some cases, substantial plots and set back from the line of the highway. As such, it is not considered that the development of a further single dwelling within a large plot, would appear out of keeping with the pattern of development in the area. Furthermore, this less intensive development, allows an opportunity to respond to the topographical constraints of the site, the levels of which rise away from that of the highway that bounds the site. Again, as the application is made in outline with matters of scale and appearance reserved for future consideration, no elevational details accompany the submission, however, a range of parameters have been provided. It is acknowledged that the maximum parameter range would result in the development of a large two storey property, however it is considered that there is sufficient space available to accommodate a property at this scale. Furthermore, as previously noted, a number of large dwellings are located to the east of the site, along Mount Pleasant.

Overall, it is considered that the development would be acceptable in terms of its potential impacts upon the character and appearance of the area, where a varied pattern of development and building styles are evident. Therefore, the proposal is considered to comply with the requirements of Policies NSA12, AW5 and AW6 of the Local Development Plan.

Residential amenity

As the site is located (partially) within settlement limits, with some neighbouring properties being located in the vicinity of the site, it is important to consider the potential impacts of the development upon the levels of amenity and privacy that existing neighbouring occupiers currently enjoy.

It is understood that the application site and neighbouring land was formerly used as allotment gardens and for the grazing/keeping of livestock, and was managed by an allotment society; as such much of the land to the south and east is undeveloped. However, to the west the site is bounded by the dwelling and curtilage of a property fronting Mount Pleasant. Despite the fact the two plots share a boundary, it is not considered that the development of a dwelling on the application site would adversely affect either the levels of amenity or privacy which these residents currently enjoy. Based on the illustrative site layout, separation distances in the region of 50 metres could be achieved between the two properties, and despite the elevated position, it is considered possible to design a dwelling, in which habitable rooms would not result in direct overlooking to existing properties.

As such, it is not considered that the proposal would result in an unacceptable loss of privacy or adverse amenity impacts, therefore the scheme accords with the requirements of Policy AW5 of the Local Development Plan.

Highway Safety

With regard to the potential impact upon highway safety, following consultation with the Council's Highways and Transportation Section, on balance, no objections to the proposal have been raised.

In terms of access, their observations comment that the access to site is via a network of substandard roads in terms of width, junctions of acute angles and poor vision splays and lack of turning facilities. It is also noted that the proposal would intensify the use of the substandard local highway network, to the detriment of highway safety and free flow of traffic.

The proposed primary access is via Mount Pleasant, which has a single width carriageway (3.0-3.5m), with no footway provision and limited areas for vehicles to pass one-another. Whilst the applicant has indicated that the driveway access would provide potential for an informal passing bay, there is some concern that the maximum length of passing bay incorporating the access point would be 11.0 metres. However, taking into account the limited use of such vehicles in excess of this length associated with traffic using Mount Pleasant, on-balance this is considered acceptable.

The comments of the Highways and Transportation Section also make reference to a previous planning appeal on an area of land to the north of the application site. Whilst the appeal in question was ultimately upheld on grounds relating to a lack of off-street car parking, the Inspector concluded that access to the site was acceptable. In the case of the appeal, the Planning Inspectorate took the view that the limited traffic generated by a single dwelling, would not materially (adversely) alter the existing highway safety situation in the vicinity of the site. An extract from the Inspector's decision reads;

I do not agree that there would be any issue with the highway being impassable because there is another junction around 50m to the east, which affords an alternative route into and out of Mount Pleasant. Visibility at the junction with Woodfield Terrace is restricted and the alignment is poor. This is a common situation in the valleys area. No evidence of any accidents or existing problems with the junction was supplied. Traffic from Mount Pleasant appears to have a tacit priority because of the horizontal and vertical alignment and the available alternative route. The addition of the traffic of one dwelling would not materially alter the existing situation.

In terms of parking, it is noted that the indicative scheme indicates a minimum of 4 spaces could be provided within the double garage and proposed driveway, which accords with the Council's Supplementary Planning Guidance: Access, Circulation & Parking 2011.

The comments of the Highways and Transportation Section also highlight the fact that there is an existing drainage ditch running parallel to the highway of Mount Pleasant, which the applicant will be required to cross to provide direct access to the application site. Whilst this appears to be achievable, it is commented that it is likely that the applicant will also be required to apply separately to the Council's Land Drainage Section for an Ordinary Water Course Consent to undertake these works.

The observations of the Council's Highways and Transportation Section conclude by noting that there is some concern regarding the sub-standard access leading to the site, which is lacking in width to accommodate safe two-way vehicular movement and has no segregated footway facilities, with limited areas for vehicles to pass one another. They also express some concern that the access is sub-standard for large vehicles and pedestrians to pass one another. However, they note that there is potential to avoid the occasional large vehicle, by stepping onto the verge area.

Notwithstanding the above concerns, having assessed the scheme and taking into account the Inspector's previous appeal decision, regarding the limited vehicular movement generated by one dwelling having minimal impact on the existing highway network, on-balance, the proposal is considered acceptable in highway safety terms, and therefore accords with the requirements of Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Ecology

As noted in the site description, the application site consists of land that was previously used as allotments but having not been used for this purpose for an extended period is now covered by vegetation and scrub. In order to assist in the assessment of potential impacts upon protected species and habitat loss, the application is accompanied by an Ecological Appraisal and Impact Assessment (EAIA), which has been reviewed by the Council's Ecologist.

The Council's Ecologist confirms that the ecology report is an appropriate assessment of the site. It confirms that in essence the development will involve the loss of some areas of alder woodland and hedgerow, and species poor, semi-improved grassland. To paraphrase the report's conclusions, the EAIA - Ecological Appraisal and Impact Assessment (MPS Ecology July 22) concludes that ecological impacts can be successfully mitigated, through precautionary species and habitat measures, and off-setting mitigation in the form of grassland and woodland management and invasive plant control. The assessment identifies no over-riding species impacts and no need for further survey work, although there is a recommendation for a precautionary pre-check for bats if any tree removal occurs.

Overall, it is considered that the EAIA conclusions are acceptable and there is no justification or requirement for further, more detailed ecological assessment. However, the provision of compensatory habitat management is the key component in the scheme, as such a condition is suggested (in line with the Ecological Assessment) which relates to compensatory management of grassland, woodland and invasive plants as part of a 5 year aftercare programme. A further condition relating to the need to provide a Wildlife Protection Plan is also recommended.

As such, in light of the above, it is considered that the scheme is acceptable in ecological terms and therefore, accords with the requirements of Policy AW8 the Rhondda Cynon Taf Local Development Plan.

Drainage

It is noted that following the publicity of the planning application representations were received from a nearby resident, expressing concern with regard to the potential impact of the development upon matters of land drainage/ flood risk. In particular, they express concern that the watercourses which currently convey across the site are already at capacity, during periods of heavy rainfall and would not be able to accommodate any additional flows resulting from the proposed development.

In order to aid in the assessment of these matters, consultation was undertaken with the Council's Land Drainage / Flood Risk Management Team. Their response comments that Natural Resources Wales' 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 an area of low flood risk is identified to the north and southwest of the proposed site, associated with the network of unnamed ordinary watercourses, which drain the hillsides above and below Mount Pleasant. They also note that there is an unnamed ordinary watercourse, which bounds the western edge of the proposed site. In addition, there is also a drainage ditch identified north of the site, running parallel to Mount Pleasant, which the applicant will be required to cross to provide direct access to the proposed site. Their observations do not object to the principle of forming an access across the drainage ditch in question but highlight the fact that the applicant should be informed of their obligation to obtain Ordinary Watercourse

Consent, under Section 23 of the Land Drainage Act 1991, prior to undertaking any works that may affect the watercourse.

Their observations acknowledge that the applicant intends to dispose of surface water using an existing watercourse. It is noted that regardless of construction size and proposal type, in order to connect to an ordinary watercourse, the applicant will first be required to provide to the (LLFA) details of the pre and post development discharge rates, in order to confirm the ordinary watercourse flood risk is not increased, and thereby demonstrating compliance with the requirements of Section 8.3 of Technical Advice Note 15. It is noted that this information may include a drainage strategy, with associated calculations demonstrating the pre and post surface water discharge rates from the site and a general arrangement of the catchment and proposed drainage system. The submission and assessment of this information can be dealt with by the use of an appropriately worded planning condition, requiring the submission of detailed drainage arrangements for the site, prior to commencement of development.

It is acknowledged that, based on evidence provided by the objector to the application, that some minor overtopping of the ordinary watercourse, within their land is evident during periods of poor weather. However, it is not possible for the LLFA to comment in further detail at this point on the actual capacity of the watercourse (a formal channel capacity assessment would need to be undertaken). Whilst the capacity concerns of the objector are acknowledged, the use of the afore mentioned condition would require the developer to demonstrate via submission of evidence to the LLFA, that the watercourse is able to manage any increase in surface water runoff from the site and that the risk of flooding would not be increased downstream. Furthermore, as the applicant is proposing to develop on land where multiple ordinary watercourses flow through, they will also be required to obtain Ordinary Watercourse Consent in advance of any works commencing on site.

Overall, the comments of the Council's Flood Risk Management Team conclude by raising no objections to the planning application, subject to a condition and informative notes. Therefore, it is considered that the proposals accord with the requirements of Policy AW10 the Rhondda Cynon Taf Local Development Plan.

Other matters

As outlined in the publicity section of the report, following the advertisement of the planning application, representations were received from three individuals. In addition to the matters outlined in the preceding sections of the report, their objections also refer to the previous use of the land and legal covenants associated with this.

In their representations they comment that until approximately two years ago, the land was owned by a private allotment society named 'Trehafod Allotment Society', however, it was decided that the society would disband and 'gift' land to those that were still in the society. However, they comment that whilst there is no obligation to continue to use the land as allotment gardens, they note that the land is subject to a

restrictive legal covenant, which forms part of the title deeds, and prevents the land from being developed for residential or commercial purposes.

Whilst this point is acknowledged, it must be noted that matters relating to legal covenants, which may be attached to title deeds, do not in themselves form a material planning consideration, which may be taken into account in the determination of the planning application. Rather, they form a private legal matter, which the applicant would be required to resolve outside of the planning process.

In their representations, objectors also refer to the fact some trees have already been felled at the site. It must first be noted that none of the trees on site are protected by formal Tree Preservation Orders. Furthermore at the time of the site inspection, no clearance works were observed. In addition, the conditions required in relation to the ecology assessment will ensure the mitigation and management of ecological features in the long term.

Finally, the objectors express concern that the grant of this planning permission would set a precedent for similar developments on other former allotment sites in the area. In response to this point, it is noted that every planning application is assessed on its own merits and the approval of one scheme does not mean that the same development on a nearby site will automatically be considered acceptable.

Community Infrastructure Levy (CIL) Liability – Outline applications

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

As planning permission first permits development on the day of the final approval of the last of the reserved matters CIL is not payable at outline stage but will be calculated for any reserved matters or full applications.

Conclusion

Having taken account of all of the issues outlined above, the application proposal is considered acceptable representing a site which is physically large enough to accommodate a dwelling, located in a sustainable location being partially within settlement limits and bounding the settlement of the Northern Strategy Area. For the reasons set out above, it is not considered that the proposals would adversely affect the character and appearance of the site and surrounding area. Similarly, on balance, it is not considered that the proposals would result in an unacceptable impact upon highway safety, land drainage or ecology. The application is also considered acceptable in terms of potential impacts upon the levels of amenity enjoyed by neighbouring residents. Therefore, the proposal is recommended for approval, subject to the conditions specified below.

RECOMMENDATION: Grant

1.
 - (a) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected, the means of access to the site and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
 - (c) Applications for the approval of reserved matters shall be made before the expiration of three years from the date of this permission.
 - (d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)
 - Site plan – Land off Mount Pleasant 1:1250
 - Site location plan / Proposal with settlement boundary plan 1:1250
 - Illustrative site layout
 - Illustrative plans and elevations

and information received by the Local Planning Authority on 25/08/22 and 13/09/22 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. Notwithstanding the submitted plans, the reserved matters application shall be accompanied by details of existing and proposed ground levels, along with details of any retaining structures which may be required in connection with the proposed development.

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

4. 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.

5. The dwelling shall not be occupied until the drainage works have been completed in accordance with the approved plans.

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

6. Building operations shall not be commenced until samples of the samples of the construction 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.

7. The details of landscaping required to be submitted to and approved by the Local Planning Authority in accordance with Condition 1 above shall include indications of all existing trees 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.

8. 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.

9. 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 building is occupied. Development shall be carried out in accordance with the approved details.

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.

10. Notwithstanding the details shown on the submitted plans, development shall not commence until design and details of a passing bay incorporating the site access point and tie in with Mount Pleasant have been submitted to and approved in writing by the Local Planning Authority. The passing bay / site access shall be implemented in accordance with the approved details prior to beneficial occupation of the dwelling.

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

11. Off-street parking shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. 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.

13. Heavy Goods Vehicles used during construction shall be restricted to 09:00am to 16:00pm 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.

14. 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.

15. No works shall commence until a Wildlife Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include;

- a) A figuring showing areas of habitat to be protected and retained during construction.
- b) Details of protection measures including fencing and tool-box talks.
- c) Details of precautionary species mitigation measures to include nesting birds, reptiles, bats and mammals.
- d) Timetabling of works.

All construction activities shall be implemented in accordance with the approved details and timing of the plan unless otherwise approved in writing by the Local Planning Authority.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

16. No works shall commence until details of a 5-year habitat compensation and enhancement plan have been submitted to and approved in writing by

the Local Planning Authority. The 5 year plan shall commence upon occupancy of the new property. The Plan shall include;

- a) A figuring showing areas of habitat to be managed.
- b) Details of compensatory management of grassland, woodland and hedgerow.
- c) Details of Invasive Plant control and removal.
- d) Timetabling of work.
- e) Details of personnel undertaking the Plan
- f) Details of annual reporting to the Local Planning Authority.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan

17. No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.