

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: 23/0250/08 (KL)
APPLICANT: Rhondda Cynon Taf County Borough Council
DEVELOPMENT: Conservation and repair of the building, including refurbishment of the Auditorium, remodelling of the Entrance Foyer, Bar and Mezzanine, installation of new passenger lifts, WCs, Dressing Rooms, Changing Place, erection of a bin store and associated improvements to back of house areas
LOCATION: MUNICIPAL BUILDING, GELLIWASTAD ROAD, PONTYPRIDD, CF37 2DP
DATE REGISTERED: 15/03/2023
ELECTORAL DIVISION: Pontypridd Town

RECOMMENDATION: Approve, subject to conditions

REASONS: The proposal would enable the re-use of an historic and prominent building within Pontypridd Town Centre. The works would include a number of internal and external alterations which would improve both the overall visual appearance of the property and also the internal layout which would enable a more useable/accessible space. The works would also 'put right' a lot of the previous inappropriate interventions that have been carried out at the property. As such, it is not considered that the development would have any adverse impact upon the character and appearance of the site or the wider Pontypridd Conservation Area in which the site is set.

Furthermore, it is not considered that the development would have an adverse impact upon the amenity and privacy of any surrounding residential or commercial properties or upon highway safety in the vicinity of the site.

REASON APPLICATION REPORTED TO COMMITTEE

- The application has been submitted by, or on behalf of the Council or involving land owned by the Council, where the Council's interest is of more than a minor nature.

APPLICATION DETAILS

Full planning permission is sought for the conservation and repair of the Grade II Listed Municipal Building which is located on Gelliwastad Road, Pontypridd.

The works would include:

- The remodelling of the entrance foyer to reinstate the historic entrance beneath the central tower. It would lead into a new, open and more generous foyer which would provide access into the bar, auditorium, a passenger lift and WCs.
- The provision of male and female WCs and an accessible WC at ground floor level.
- The provision of a 10-person passenger lift from the central foyer to the upper floor.
- The provision of a bar area in the former Sunday School with access off the central foyer. The space would be remodelled to sensitively unpick unsympathetic interventions and to reveal the original Gothic heritage, providing a flexible ground floor open plan space with a first-floor mezzanine above, which would be pulled back from the external walls to reveal the Gothic tracery windows. Two new openings would be created in the front elevation of the building which would 'open up' the bar area to the adjacent footway. The openings would be parallel with the existing Gothic tracery windows above.
- The refurbishment of the auditorium to remove all of the linings and suspended ceilings incorporated in the 1970s to reveal the original historic volume and Gothic features of the former Chapel. The space would provide for a flexible multi-purpose hall and performance space.
- The provision of a new fixed gallery at the rear of the auditorium, providing a permanent technical position for flexible event operation, fixed seating to increase overall capacity and dedicated wheelchair audience spaces and companion seats.
- The refurbishment of the existing 1980s rear extension in order to improve lighting, circulation and accessibility. The cill-levels of the windows within the rear elevation would be dropped (second floor) to increase natural light into the reconfigured offices and dressing rooms whilst new window openings would be created at ground and first floor. A new platform lift would also be provided to improve accessibility to all levels.
- The replacement of the existing windows to the east (front) and north (side) elevations with historically appropriate hardwood framed single-glazed window units (original leaded panes above arch springs to remain).
- The removal of the existing snow gates to the eastern and northern roof slopes. These would be replaced with slimline snow rails which are more discrete and which would return the eaves level of the building to its historic appearance.
- The removal and replacement of loading bay doors to the eastern elevation with an insulated panel and a digital screen.
- The infilling of the existing backstage door in the southern elevation with masonry.

- The creation of a new backstage door opening in the southern elevation (further along than the current opening).
- The replacement of hard cement render with lime-based render.
- The alteration of the existing access to the backstage area for deliveries, including landscaping and the replacement of existing fencing.
- The removal of wall fabric between the piers to create new openings between the auditorium and the 1980s extension. This would enable the provision of a moveable bar.
- The removal of modern partitions and installation of new walls in the former Sunday School to create a bar, kitchen and the ground floor WCs.
- The reconfiguration of the top stair flight and first floor landing to create access onto the newly created balcony.
- The removal of the suspended ceiling in the main hall and the installation of new service ducts to the length of the roof space.
- The installation of flush fitting solar panels to western roof pitch (main roof structure).
- The replacement of roof level plant.
- The replacement of a flat roof (below the plant) with a single ply membrane.
- The provision of a new bin storage area at the rear of the building.

In addition to the standard forms and plans, the application is accompanied by the following supporting documents:

- Design and Access Statement;
- Heritage Statement;
- Preliminary Ecological Appraisal;
- Transport Report;
- Noise Impact Assessment;
- Acoustic Design Report (Stage 3);
- Archaeological Desk-Based Assessment.

This application also relates to a separate application for Listed Building Consent, ref. 23/0251/12, which appears elsewhere on this agenda.

SITE APPRAISAL

The application site relates to a Grade II Listed Building which is situated in the town centre of Pontypridd. The building, which is known as the Muni Arts Centre, is located on the western side of Gelliwastad Road with Chapel Street to the northern elevation. The western boundary of the site is characterised by a high retaining wall with Pontypridd Goods Yard Car Park, the Bowls Centre and the railway line being sited beyond. The southern edge of the site lies adjacent to a single-track lane which forms the exit from the car park to the rear onto Gelliwastad Road.

The building was constructed in 1895 and functioned as the town's Wesleyan Chapel and an associated Sunday School for many decades. It later became a Municipal Hall and was converted to an arts centre in the 1980s. The building was Listed in 2001 for the architectural interest of its Gothic exterior and for its contribution to the impressive range of buildings on Gelliwastad Road, including the adjacent Municipal Buildings and St. Catherine's Church.

The immediate surrounding area is predominantly commercial in character however, it is noted that there are a number of residential uses in the wider vicinity, including student accommodation and flats above ground floor businesses on Gelliwastad Road and residential properties, which are located approximately 45m away to the south-west (Gelliwastad Court) and approximately 100m away on the opposite side of the train line to the north-west (Tyfica Crescent/Tyfica Road/Lanpark Road).

PLANNING HISTORY

The following planning applications are on record for this property:

23/0251	Municipal Gelliwastad Pontypridd	Building, Road,	Conservation and repair of the building, including refurbishment of the auditorium, remodelling of the entrance foyer, bar and mezzanine, installation of new passenger lifts, WCs, dressing rooms, changing place and associated improvements to back of house areas (Listed Building Consent)	Pending
10/0239	Municipal Gelliwastad Pontypridd	Building, Road,	Stone cleaning and repairs	Granted 21/06/10
03/2090	Municipal Gelliwastad Pontypridd	Building, Road,	Installation of two pole mounted ISM antenna (LBC)	Unknown 08/03/04
03/2087	Municipal Gelliwastad Pontypridd	Building, Road,	Installation of two pole mounted ISM antenna	Granted 15/03/04

03/0040	Municipal Gelliwastad Pontypridd	Building, Road,	Proposed development of existing garden area and the provision of a mosaic mural to former window end	Refused 04/04/03
02/0211	Municipal Gelliwastad Pontypridd	Building, Road,	Refurbishment of footlights bar to include ventilation, lighting, ceiling and redecoration	Permission Not Required 08/05/02
97/2683	Municipal Gelliwastad Pontypridd	Building, Road,	Fascia sign	Granted 17/11/97
933/0657	Municipal Gelliwastad Pontypridd	Building, Road,	Main external sign	Granted 26/10/93

PUBLICITY

The application has been advertised by means of direct neighbour notification, through the erection of a number of site notices in the vicinity of the site and through the publishing of a press notice in a local newspaper. No letters of objection or representation have been received.

CONSULTATION

The following consultation responses have been received and are summarised as follows:

Countryside, Landscape, Ecology: No objection, conditions recommended for pre-commencement precautionary method statement for bats and nesting birds, and for biodiversity enhancement measures to specifically include provision of swift nesting boxes within or on the building.

Flood Risk Management: The development does not appear to propose any construction works that will result in a change in the structure's external footprint and there would be no change to the external hardstanding within the site. As such, the Lead Local Flood Authority does not envisage an alteration of the site's surface water discharge rate and no objection is raised.

Highways and Transportation: No objection, condition recommended.

Historic Buildings and Places: No objection. Much of the work proposed will remove and reorganise later additions and installations, mainly from the 1980s conversion to an arts centre. Overall, this proposal will better reveal the historic features within the building.

Natural Resources Wales: No objection. The Preliminary Ecological Appraisal submitted with the application identifies that bats are unlikely to be present at the site.

Public Health: No objection, conditions recommended in relation to hours of operation, noise, dust and waste during construction.

Theatres Trust: No objection. The works are welcomed and we are keen to see the building return to use and for theatre and performance provision in Pontypridd to be reinstated. The proposal presents a significant improvement in accessibility and inclusivity for performers and staff whilst the interventions are sensitive to the historic significance of the building.

Welsh Water: No objection, condition recommended to ensure surface water does not drain directly or indirectly to the public sewerage system.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is located within the defined settlement boundary for Pontypridd. The building has also been identified as a Grade II Listed Building which is set within the Pontypridd Conservation Area. The following policies are considered to be relevant in the determination of this application:

Policy CS2 (Development in the South): sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services.

Policy AW2 (Sustainable Locations): advises that development proposals on non-allocated sites will only be supported in sustainable locations.

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 placemaking, including landscaping.

Policy AW7 (Protection and Enhancement of the Built Environment): advises that proposals which impact upon sites of architectural and/or historical merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Policy AW8 (Protection and Enhancement of the Natural Environment): advises that the natural heritage of RCT will be preserved and enhanced by protecting it from inappropriate development.

Policy AW10 (Environmental Protection and Public Health): development proposals must overcome any harm to public health, the environment or local amenity.

Policy SSA1 (Development in the Principal Town of Pontypridd): states that proposals within the defined town centre of Pontypridd will be supported where they make a positive contribution to the townscape and respect the culture and heritage of Pontypridd.

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.

Supplementary Planning Guidance

Design and Placemaking
The Historic Built Environment
Nature Conservation
Planning Obligations
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 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

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

Other relevant national policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The proposal relates to the conservation and restoration of a Grade II Listed Building that is located within settlement limits and in close proximity to Pontypridd Town Centre. As a result of its location, the site is situated within a highly sustainable location with good connections to both local facilities and services, including access to sustainable modes of transport with both a train and bus station within easy walking distance.

The building has been operated as an important venue for arts and culture for a number of decades however, due to financial constraints and lack of investment, the building suffered decline and eventually closed its doors in 2018. The Local Authority recognises the importance of this building as a cultural facility to the community and visitors to the region and a new lease agreement with an experienced third sector venue operating company (Awen Cultural Trust) has been reached. It is acknowledged that the building will need investment to give it a new lease of life and to reflect both the value and significance of Pontypridd's arts and culture in the quality of the facilities provided. As such, the proposal under consideration in this application would primarily help to facilitate the re-use of the building as an important arts and cultural facility by upgrading the existing facilities and providing a better internal layout to improve its usability and accessibility for both staff and visitors.

Consequently, the proposal would enable and encourage the re-use of an existing prominent building that is located within a highly sustainable location and it is therefore considered acceptable in principle, subject to the matters set out below.

Character, appearance and design

The proposed works would involve both internal and external alterations to the building however, it is not considered that the proposed works would have an adverse impact upon the character and appearance of the application property or upon the character and appearance of the wider Pontypridd Conservation Area in which the application property is set.

Both Policy AW7 and Supplementary Planning Guidance: The Historic Built Environment set out a range of criteria which must be taken into account when assessing applications for development in conservation areas. The guidance states that proposals in and adjacent to conservation areas should avoid harming the character and appearance of those areas and should, where possible, positively enhance them.

In assessing this application it is considered that the proposed external works would vastly improve the external appearance of the property and positively contribute to its history and architectural quality as a Grade II Listed Building. The proposal would reverse some of the less positive interventions which have been carried out at the property in previous years/decades and would essentially improve the overall visual appearance of the building. The development would therefore have a positive impact upon the property and would enhance the character and appearance of the Pontypridd Conservation Area.

The more modern, contemporary additions, particularly the proposed solar panels, would be both distinct and reversible and whilst the installation of the solar panels on a Listed Building is not considered to be ideal, their overall impact would be mitigated by their position on the rear roof slope which would mainly be visible from the Goods Yard Car Park and the Bowls Centre (which are both outside of the Conservation Area), and the net benefit they provide in terms of energy efficiency and the 'future-proofing' of the project. On balance, it is not considered that the proposed solar panels would have an adverse impact either upon the existing building or upon the Pontypridd Conservation Area.

Consequently, it is considered that the proposal would have a positive and restorative impact on the special historical and architectural qualities of the Listed Building and would provide a valuable regeneration of a key building within Pontypridd Town Centre and in the wider community. The works would further improve the overall visual appearance of the building which would improve its visual impact within the Pontypridd Conservation Area and as such, the application would comply with Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

Impact on the Listed Building and Other Listed Buildings in the Vicinity

The impact of the works on the Listed Building at the application site is fully considered in the associated Listed Building Consent application which appears elsewhere on this agenda (23/0251/12). It is therefore not necessary to consider this issue further in this report.

It is, however, noted that the application site is located in close proximity to a number of other Listed Buildings on Gelliwastad Road, including the adjacent Municipal Building immediately to the north-east (the Registry Office) and St. David's Church in Wales, the United Church and St. Catherine's Church, which are all located further long Gelliwastad Road. The proposed external works are considered to be relatively minor to the front and side elevations which front onto Gelliwastad Road and Chapel Street and, as indicated in the previous section of this report, are considered to improve the appearance of the application property. Therefore, given the minor and sympathetic nature of the proposed works, it is not considered that the development would have an adverse impact upon the setting of the other nearby Listed Buildings.

Residential amenity and privacy

The application site is situated on the outskirts of Pontypridd Town Centre with the majority of properties in the immediate vicinity of the site being commercial in nature. However, it is noted that there are a number of residential properties located in the wider vicinity, including student accommodation and flats above businesses on Gelliwastad Road and residential properties in Gelliwastad Court, Tyfica Crescent, Tyfica Road and Lanpark Road. It will therefore be important to consider the potential impact of the proposal upon the amenity and privacy of surrounding residential properties.

The scheme would consist of a number of internal and external alterations however, the overall scale and design of the building would remain the same with the external works being limited to the alteration of a number of windows and doors, the installation of solar panels to the rear roof slope, the replacement of existing plant at roof level, the provision of a bin store to the rear and other repairs and cosmetic work to the external facades. Given the position of the site and its relationship with neighbouring buildings, it is not considered that the physical aspects of the proposed works would have any adverse impact upon the amenity and privacy of existing properties surrounding the site.

It is noted that the use of the site would be multi-functional with some potential for noise to emanate from the building as a result of any event or performance being held there. Whilst this application does not seek to change the use of the building and the overall use of the building would remain the same, it is noted that some of the changes proposed within this application could affect the level of noise currently (or previously) experienced by neighbouring properties (i.e. the changes to the windows/removal of

the suspended ceiling in the main hall etc.). The application is therefore accompanied by a Noise Impact Assessment which has been reviewed by the Council's Public Health and Protection team.

The Noise Impact Assessment report concludes that noise break-out from music events held at the site is likely to cause adverse impacts at nearby noise sensitive receptors, which includes residential properties to the north-west and south and south-west. However, the report considers that with the adoption of the mitigation measures set out in Section 6 of the report (upgrades to windows and doors, the implementation of the noise management plan specified and the use of a mechanical ventilation system) the effect of noise break-out on nearby residences is likely to be reduced in comparison to the existing arrangement.

The report further considers the noise implications of the replacement plant that is proposed to be installed at the site and concludes that plant noise emissions are unlikely to result in significant adverse impacts upon surrounding properties.

In light of the findings of the noise report, the lack of any objection from the Council's Public Health and Protection team and the nature of the overall scheme, it is not considered that the development would have an adverse impact upon the amenity and privacy of surrounding properties.

Access and highway safety

The application has been assessed by the Council's Highways and Transportation section and no objection is raised in respect of the potential impact of the proposal upon highway safety in the vicinity of the site. The comments received are summarised as follows:

Access

The application property is served off Gelliwastad Road which provides parking restrictions on either side of the carriageway and a bus lane immediately to the front. The property is also accessed via Chapel Street and vehicular access is proposed via the public car park to the rear.

The proposal includes new pedestrian access to the proposed bar via Gelliwastad Road however, the submitted drawings indicate that the proposed doors will open out over the footway which is likely to cause obstruction. While concern is raised in this regard a suitably worded condition could be imposed to ensure that the doors open inwards to prevent obstruction.

Proposed Footway

The proposal includes an extension of the footway along Gelliwastad Road which is not envisaged to have any detrimental impact on highway or pedestrian safety.

However, a condition is recommended for details of the footway to be submitted to and approved by the Local Planning Authority.

Parking

The proposed internal alterations are not envisaged to generate any additional on-street parking and additional off-street parking and loading bays would be provided to the rear of the building, which is considered acceptable.

Cycle Storage

The proposal includes the provision of 6 no. cycle stands to the front of the property, along the footway of Gelliwastad Road, which promotes sustainable modes of transport, and which is considered acceptable. A condition is recommended for design and detail of the works within the public footway to be submitted to and approved by the Local Planning Authority.

In light of the comments received from the Council's Highways and Transportation section, the application is considered to comply with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Other:

Ecology

The application is supported by a Preliminary Ecological Appraisal (PEA) which has been reviewed by both the Council's Ecologist and NRW. The report indicates that there are a number of external features which have the potential to support roosting bats however, an assessment of the building revealed that the roof and walls were predominantly sealed and in good condition with no cracks or crevices suitable for bat roosting. As a result of this, the building was concluded to have negligible potential to support roosting bats however, it is noted that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces.

The PEA concludes that the demolition works are all to be carried out within the building and will not have bat roost impacts on any of the external features with roost potential, and that any residual impacts can be mitigated through the application of precautionary measures, with no requirement for further survey or species licensing. The SewBrec search does not identify any existing known bat roost from the building, although it is noted that Pipistrelle roosts occur elsewhere within Pontypridd Town Centre.

Neither the Council's Ecologist or NRW have raised any concerns in relation to the PEA however, the Council's Ecologist recommends that two conditions be imposed upon any grant of planning permission for details of a pre-commencement

precautionary method statement for construction and also for biodiversity enhancement measures to include provision of swift nesting boxes within or on the building.

In light of the comments received from the Council's Ecologist and NRW, the proposal is considered to be acceptable in this regard and the application would comply with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

Community Infrastructure Levy (CIL) Liability

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

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

Conclusion

The proposal would enable the reuse of an historic and prominent building within Pontypridd Town Centre. The works would entail a number of internal and external alterations which would improve the overall visual appearance of the property and also the internal layout which would enable a more useable/accessible space. The works would also 'put right' a lot of the previous inappropriate interventions that have been carried out at the property. As such, it is not considered that the development would have any adverse impact upon the character and appearance of the site or the wider Pontypridd Conservation Area in which the site is set.

Furthermore, it is not considered that the development would have an adverse impact upon the amenity and privacy of any surrounding residential or commercial properties or upon highway safety in the vicinity of the site.

RECOMMENDATION: Approve, subject to conditions

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

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

2. The development hereby approved shall be carried out in accordance with the approved plans and other documents received on 6th March 2023 unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing No. MUNI-PUR-00-XX-DR-A-1000: Site Location Plan
- Drawing No. MUNI-PUR-00-XX-DR-A-1001: Site Sections

- Drawing No. MUNI-PUR-00-RF-DR-A-1013: Existing Plan with Fabric Repairs – Level RF
- Drawing No. MUNI-PUR-00-00-DR-A-1050: Proposed Site Plan
- Drawing No. MUNI-PUR-00-00-DR-A-1300: Demolition Plan – Level Ground Floor
- Drawing No. MUNI-PUR-00-01-DR-A-1301: Demolition Plan – Level 01
- Drawing No. MUNI-PUR-00-02-DR-A-1302: Demolition Plan – Level 02
- Drawing No. MUNI-PUR-00-RF-DR-A-1303: Demolition Plan – Level RF
- Drawing No. MUNI-PUR-00-XX-DR-A-1320: Demolition Elevation – North
- Drawing No. MUNI-PUR-00-XX-DR-A-1321: Demolition Elevation – East
- Drawing No. MUNI-PUR-00-XX-DR-A-1322: Demolition Elevation – South
- Drawing No. MUNI-PUR-00-XX-DR-A-1323: Demolition Elevation – West
- Drawing No. MUNI-PUR-00-00-DR-A-2010: GA Plan – Level GF
- Drawing No. MUNI-PUR-00-01-DR-A-2011: GA Plan – Level 01
- Drawing No. MUNI-PUR-00-02-DR-A-2012: GA Plan – Level 02
- Drawing No. MUNI-PUR-00-RF-DR-A-2013: GA Plan – Level RF
- Drawing No. MUNI-PUR-00-XX-DR-A-2100: Proposed Elevation - North
- Drawing No. MUNI-PUR-00-XX-DR-A-2101: Proposed Elevation – East
- Drawing No. MUNI-PUR-00-XX-DR-A-2102: Proposed Elevations – South
- Drawing No. MUNI-PUR-00-XX-DR-A-2103: Proposed Elevations – West
- Drawing No. MUNI-PUR-00-XX-DR-A-2200: Proposed Section – 1
- Drawing No. MUNI-PUR-00-XX-DR-A-2201: Proposed Section – 2
- Drawing No. MUNI-PUR-00-XX-DR-A-2202: Proposed Section – 3
- Drawing No. MUNI-PUR-00-XX-DR-A-2220: Detail Section Through Auditorium
- Drawing No. MUNI-PUR-00-XX-DR-A-2221: Detail Section Through Bar East Elevation
- Drawing No. MUNI-PUR-00-XX-DR-A-5010: Auditorium Roof Build-Up Details
- Drawing No. 2417-QODA-00-00-DR-E-0501 PO3: Electrical Services Lighting Ground Floor
- Drawing No. 01.0500 P2: Proposed Drainage Layout

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

3. The development hereby permitted shall be carried out in accordance with the Noise Impact Assessment by Formant (Doc Ref. P1099/REP01, dated 09/02/23).

Reason: In the interests of residential amenity, in accordance with Policy AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the submitted plans, development shall not commence until design and details of works within the public footway including the cycle stands, extension of footway and proposed doors to bar seating area to open inwards have 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.

5. No development shall commence until a Precautionary Method Statement for bats and nesting birds prior to construction has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: In the interests of bats and nesting birds, in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

6. Notwithstanding the submitted details, no works shall commence, including any site clearance works, until a scheme for ecological mitigation and enhancement has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details

Reason: To provide biodiversity enhancement, in accordance with Chapter 6 of Planning Policy Wales.