

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: 23/0357/15 (MF)
APPLICANT: Newydd Housing Association
DEVELOPMENT: Vary condition 2 (approved plans - change house types and site layout); and condition 3 (site investigation / remediation strategy - remove pre-commencement element) of planning permission ref. 19/0387/10.
LOCATION: FORMER CWMBACH PRIMARY SCHOOL, BRIDGE ROAD, CWMBACH, ABERDARE, CF44 0LS
DATE REGISTERED: 29/03/2023
ELECTORAL DIVISION: Cwmbach

RECOMMENDATION: Approve, subject to conditions and Deed of Variation to original Section 106 Agreement.

REASONS: The very minor amendments proposed to the house types and site layout would not result in any noticeable difference to the character and appearance of the previously approved scheme.

Furthermore, the proposed amendments would not result in any further impacts to the amenities of surrounding neighbours or to highway safety in the vicinity of the site than that which would occur if the scheme was to be developed in accordance with the originally approved plans.

There is subsequently no objection to the variation of condition 2.

The first pre-commencement element of condition 3 has already been discharged. As such there is no objection to its removal from the condition.

REASON APPLICATION REPORTED TO COMMITTEE

The application seeks consent for 5 or more residential units and the variation of a Section 106 Agreement previously approved by Committee.

APPLICATION DETAILS

This application seeks the variation of conditions 2 and 3 of planning permission ref. 19/0387/10.

Full planning permission for 17 bungalows was originally granted at the site on 16/03/20 (application ref. 19/0387/10). While the scheme was submitted by the Registered Social Landlord – Newydd Housing Association, the development proposed a mix of both market (15 units) and low cost home ownership (2 units) housing (formally secured by the associated Section 106 Agreement).

The developer has advised that due to changes in market conditions since the granting of the original consent it is now their intention for each of the 17 bungalows to be occupied as social rented units (100%), rather than the original mix of market and low cost home ownership units. As such several relatively minor amendments need to be made to each unit in order to comply with Welsh Government's (WG) latest specifications for affordable housing – the Welsh Development Quality Requirements (WDQR) and the Lifetime Homes Standards (LHS). This will result in only 4 house types rather than the originally approved 5 house types. Further, while there is no proposed change to the number of units or the general site arrangement, the amended house types will require some minor alterations to the site layout. Full details of the proposed amendments are set out below:

- Minor changes to the house type designs / internal arrangements to ensure compliance with WG WDQR and LHS requirements.
- Plots 4-10 would be terraced and handed.
- Plots 4-10 and 11-15 would be moved westwards slightly to allow a greater offset from the eastern site boundary wall and existing neighbouring properties beyond.
- Plot 16's off-street parking area would be moved to the western side of the dwelling to allow side-by-side parking for Plot 17. This would also avoid the need to divert the existing sewer that runs through the site.
- Minor amendments to the pedestrian approaches at each plot to ensure level access.
- Minor changes to the site layout and landscaping throughout as a consequence of the above variations.

Condition 2 of the original consent requires the development to proceed in accordance with the plans submitted under that application. As such this application seeks the variation of that condition to include the updated set of plans covering the above amendments.

It also noted that the first pre-commencement element of condition 3 has been discharged (discharge of condition application ref. 20/0010/38, granted 12/05/22). It required a desktop study to be carried out to identify and evaluate all potential sources and impacts of contamination relevant to the site. As such this application also seeks the variation of condition 3 to remove this pre-commencement requirement and

instead require development to proceed in accordance with the already approved details.

Parts 2 and 3 of the condition have not yet been approved and would therefore remain as previously set out. Part 2 requires a site investigation to be carried out to fully and effectively characterise the nature and extent of any contamination and its implications prior to any development works being undertaken on site; and part 3 requires a written method statement for the remediation of contamination affecting the site to be agreed following the site investigations approved under part 2, also prior to any development works commencing on site.

Finally, Members are advised that the original planning permission was subject of a Section 106 Agreement (S106) which secured 2 bungalows on site as affordable homes through the low-cost home ownership scheme. The applicant is also seeking the S106 be varied through a Deed of Variation (DoV) to instead secure each of the bungalows as social rented units.

SITE APPRAISAL

The application site is a roughly 'L' shaped plot that amounts to approximately 0.76ha. It was formerly occupied by Cwmbach Primary School which was demolished in 2018. The site has been cleared and is now vacant, with only the original stone boundary walls remaining (which would remain following development). The site rises gradually from south to north following the natural topography of the area. As such the northern element is sited between 1-2m above that of the lower, southern element. It is noted however the westernmost extent of the site forms a steep bank down towards a small area of woodland beyond.

Given the site's location within the heart of the village it is bound by the rear gardens of neighbouring residential properties along Bridge Road at the southern and eastern boundaries, and the garden areas of neighbouring residential properties along Chapel Row and Cwmbach Road at the northern boundary. A small area of woodland is located directly to the west of the site beyond which is large area of public open space, both of which are sited at a considerably lower ground level. Access is gained off Bridge Road at the south-east corner.

The surrounding area is generally residential in nature, comprising a mix of dwelling types and relationships between properties. It is noted however that there are several commercial uses located throughout.

PLANNING HISTORY

Previous planning applications submitted at the site:

22/0010/38 – Discharge of condition 3 (contamination) of planning permission 19/0387/10.

Decision: Granted, 12/05/22

19/0387/10 – Construction of 17 no. bungalows and associated landscaping, SuDS and works.

Decision: Granted, 16/03/20

18/0028/23 – Application for prior notification of demolition of the former Cwmbach Primary School to enable residential development.

Decision: Prior Notification required, 08/02/18

15/0581/13 – Outline planning for 1 no. detached bungalow and 16 no. semi-detached bungalows (8 no. pairs), off-road parking, access road and associated works.

Decision: Granted, 06/06/17

PUBLICITY

The application has been advertised by means of direct neighbour notification, site notices and a press notice. No representations have been received.

CONSULTATION

Housing Strategy – No objection. This social rented scheme has been designed by Newydd Housing Association in dialogue with the Council's Housing Strategy Team to help address the need for additional affordable housing within Cwmbach. The unit mix and tenure proposed are in accordance with the Local Housing Market Assessment 2017/23 and as such, satisfies Policy NSA11 of the LDP.

Highways and Transportation Section – No objection subject to reimposition of previous conditions.

Public Health and Protection – No objection. The variation of condition 3 is acceptable given the pre-commencement element of part 1 has already been discharged. However, parts 2 and 3 of the condition should be reimposed.

Flood Risk Management – No objection subject to reimposition of previous conditions.

Countryside, Landscape and Ecology – No objection subject to a condition requiring biodiversity mitigation and enhancement measures being implemented on site.

Waste Services – No objection or conditions suggested. Bin collection points should be sited at kerb side.

Dwr Cymru Welsh Water – No objection subject to reimposition of previous conditions.

The Coal Authority – No objection or conditions suggested.

South Wales Police – No objection. Standard advice officered.

South Wales Fire and Rescue – No objection. Standard advice officered.

Wales and West Utilities – No objection. Standard advice officered.

National Grid – No objection. Standard advice officered.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The current LDP's lifespan was 2011 to 2021. 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 04 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 04 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 24 September 2020. Subsequently, the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Cwmbach but is not allocated for any specific purpose.

Policy CS1 – sets out the criteria for development in the Northern Strategy Area.

Policy CS4 – outlines the extent of the housing requirement that needs to be delivered through the plan period.

Policy AW1 – sets out the criteria for new housing proposals.

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

Policy AW4 – details the criteria for planning obligations including Section 106 Agreements and the Community Infrastructure Levy.

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

Policy AW6 – requires development to involve a high quality design and to make a positive contribution to placemaking, including landscaping.

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

Policy NSA10 – requires housing developments in the Northern Strategy Area to have a net residential density of at least 30 dwellings per hectare, subject to certain exceptions.

Policy NSA11 – seeks a provision of 10% affordable housing on sites of least 10 units or more within the Northern Strategy Area.

Policy NSA12 – identifies the criteria for assessment of development proposals within and adjacent to settlement boundaries in the Northern Strategy Area.

Supplementary Planning Guidance

- Design and Placemaking
- A Design Guide for Householder Development
- Affordable Housing
- 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.

The original application was assessed against the 10th Edition of Planning Policy Wales, with Edition 11 being the current iteration. Further, Future Wales: The National Plan 2040 has also been introduced since the original permission was granted.

Planning Policy Wales Edition 11 (PPW) was issued on 24 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 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.

The aims and general context of the revised PPW document, Edition 11, have remained unaltered since the previous version, with the emphasis being on sustainable development. The application site is located within settlement limits and a sustainable location. It is free from any major constraints and the proposed development would not conflict with surrounding land uses. It is therefore considered the scheme would continue to comply with WG's sustainable development objectives and the guidance set out in the current version of PPW and the Well-being of Future Generations (Wales) Act.

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
- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 33 – National Growth Areas – Cardiff, Newport and the Valleys

Other relevant national policy guidance consulted:

- PPW Technical Advice Note 2: Planning and Affordable Housing
- PPW Technical Advice Note 11: Noise
- PPW Technical Advice Note 12: Design
- PPW Technical Advice Note 18: Transport

REASONS FOR REACHING THE RECOMMENDATION

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

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

The development scheme relates to the construction of 17 bungalows at the site. The original consent was granted in 2020 subject to a number of relevant conditions and a S106. This application seeks to vary Conditions 2 and 3 attached to the original permission, to allow some minor changes to the house types and site layout previously approved (condition 2); and to remove a pre-commencement element of condition 3.

The key considerations in the determination of this application are whether the proposed changes to the design of the of scheme would result in any unacceptable impacts in planning terms; and whether the removal of the pre-commencement element of condition 3 would be acceptable or not.

Condition 2 (approved plans)

Visual Impact

It is considered the proposed changes to the house types and associated alterations to the site layout required to allow the new house types are relatively minor in nature, so much so that they would not be readily noticeable when the scheme is viewed in its entirety and within the context of its setting.

The amended scheme proposes the same number of units and overall range and mix as that previously approved, with the changes to the design of the bungalows only required to meet current WG affordable housing standards.

The proposed new house types would be generally situated in the same location as that previously approved and would be of the same scale as that previously approved. They would simply be of a slightly different design to that originally proposed, but very similar with only minor changes proposed. Further, the amended internal road

arrangement and general site layout is very similar to the consented development, with the proposed alterations in these respects not being readily noticeable in the general context of the overall scheme.

Therefore, the proposed amendments will not result in any discernible change to or a scheme which is materially different from that already approved.

It is subsequently considered no further visual impact would occur than that if the scheme were to be built in accordance with originally approved plans.

Residential Amenity

As set out above, it is considered the proposed changes to the house types and associated alterations to the site layout are relatively minor in nature, so much so that they would not be readily noticeable when the scheme is viewed in its entirety and within the context of its setting.

The proposed new house types would be of the same scale as that previously approved, just a slightly different design but very similar with only minor changes required. They would also be sited in generally the same location as that previously approved although it is noted that Plots 4-10 and 11-15 would be moved westwards slightly to allow a greater offset from the eastern site boundary wall and existing neighbouring properties beyond which would improve the relationship between the existing and new properties here.

Further, the amended internal road arrangement and general site layout is very similar to the consented development, with the proposed alterations in these respects not being readily noticeable in the general context of the overall scheme.

As such, it is not considered the amendments would result in any further impact to the amenities of surrounding residents than that which would occur if the scheme were to be built in accordance with the previously approved plans.

Highway Safety

The Highways and Transportation section commented that the amendments proposed to the site access and internal site circulation are very minor and considered acceptable, subject to approval of detailed design which can be controlled by condition. Therefore, with no other changes to the scheme in highway terms (off-street parking / turning provision, visibility, etc.) no highway objections are raised subject to the reimposition of the previous highway safety related conditions.

Condition 3 (site investigations)

During the consultation process of the original planning application Public Health and Protection noted that a search of their records relating to potentially contaminating

past land uses showed that potential hazards associated with land contamination may exist on site given it lies on the periphery of the former Cwmbach Colliery site. As such a condition was suggested requiring a desktop study (part 1), site investigations (part 2) and a remediation strategy (part 3) be undertaken/produced and submitted to the Local Planning Authority for approval prior to any development works being undertaken on site.

The pre-commencement element of part 1 (the desktop study) was discharged on 12/05/22 (20/0010/38). Subsequently the applicant seeks approval for this element of the condition to be removed and instead the condition to require development to proceed in accordance with the approved details.

Given part 1 of condition 3 has already been discharged, its removal from the condition in-line with the applicant's request is considerable reasonable and appropriate. This view is shared by Public Health and Protection.

Other Issues

Condition 15

The most recent version of PPW requires all new developments to provide biodiversity mitigation and enhancement measures. The original planning permission was granted prior to the introduction of this requirement and as the site was cleared prior to submission, there was no biodiversity on site that needed protection at that time. Consequently no conditions to this effect were included. However, as this Section 73 application would essentially grant a new planning permission it must be considered in accordance with the latest version of PPW, i.e. it must demonstrate appropriate biodiversity mitigation and enhancement measures if granted.

In light of this fact the applicant has submitted ecology and landscaping information with this application, but having considered the information, the Council's Ecologist does not consider it sufficient to demonstrate appropriate mitigation/enhancement. It was advised however that this information is a good base to work from and could be amended to acceptable levels. It is therefore suggested a further condition be added to any consent requiring additional information be submitted to the LPA for approval prior to any development commencing on site. It is considered this information is necessary and the approach is reasonable given there are several other pre-commencement conditions yet to be discharged. A condition to this effect is therefore set out below (condition 15).

Condition 16

Members will be aware that recent guidance from WG requires developers to provide all new residential units with high speed broadband facilities.

The original planning permission was granted prior to the above WG guidance being produced and consequently such features were not included within the original consent. Further, no such details have been provided with this current amendment application. It is however considered that this information could be sought via condition and therefore an additional condition to this effect is set out below (condition 16).

Section 106 Contributions / Planning Obligations

Section 106 of the Town and Country Planning Act (as amended) enables Local Planning Authorities and developers to agree to planning obligations to require operations or activities to be carried out on land (in-kind obligations) or require payments to be made (financial contributions), to mitigate any unacceptable impacts of development proposals.

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S106) may only legally constitute a reason for granting planning permission if it is:

- i. necessary to make the development acceptable in planning terms;
- ii. directly related to the development; and,
- iii. fairly and reasonably related in scale and kind to the development.

The Welsh Government Development Management Manual and Welsh Office Circular 13/97 Planning Obligations provides procedural guidance on the role of planning obligations in mitigating the site-specific impacts of unacceptable development to make it acceptable in planning terms. The Welsh Government Development Management Manual also advises planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition and when it meets the three tests above. Further guidance regarding what types of obligations developers may be expected to contribute towards is also contained within Policy AW4 of the Local Development Plan and the Council's SPG on Planning Obligations, however, it is made clear that this is only intended to form the basis of negotiations between all parties.

The original planning permission (19/0387/10) was granted subject to a S106 which secured 2 bungalows on site as affordable homes through the low-cost home ownership scheme.

The applicant now proposes each of the bungalows (100%) be occupied as social rented units and as a result requests the existing S106 be varied through a DoV to secure the proposed tenure arrangements.

There is no objection to the proposed change which as set out above is welcomed by the Council's Housing Strategy team. It is also considered the proposed requirement meets all of the above tests and is in compliance with the relevant legislation.

Therefore, should Members be minded to approve this planning application, it is also requested they grant the proposed, associated DoV.

Community Infrastructure Levy Liability

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

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended) however the application site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones where a £nil charge is applicable. The scheme also proposes 100% affordable housing which is exempt from CIL. Therefore no CIL would be payable.

Conclusion

The very minor amendments proposed to the house types and site layout would not result in any noticeable difference to the character and appearance of the previously approved scheme.

Furthermore, the proposed amendments would not result in any further impacts to the amenities of surrounding neighbours or to highway safety in the vicinity of the site than that which would occur if the scheme was to be developed in accordance with the originally approved plans.

There is subsequently no objection to the variation of condition 2.

The part 1 of condition 3 has already been discharged. As such there is no objection to its removal from the condition.

RECOMMENDATION: Approve, subject to conditions and Deed of Variation to original Section 106 Agreement.

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 ref:
 - 3692/SK/01 – Site Location Plan
 - 3692/SK/20 Rev. B – Boundary Details
 - 3692/SK/30 Rev. D – Site Plan (WDQR)
 - 3692/SK/40 Rev. C – Dwelling Type 1 (WDQR)

- 3692/SK/41 Rev. C – Dwelling Type 2 (WDQR)
- 3692/SK/42 Rev. B – Dwelling Type 3 (WDQR)
- 3692/SK/43 Rev. B – Dwelling Type 4 (WDQR)
- 3692/SK/15 Rev. A – Sections
- 3692/SK/16 Rev. A – Sections 2
- 231A/18 – Site Survey;
- 18254/C-001 Rev. 13 – External Works Engineering Layout

and documents received by the Local Planning Authority 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. The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted to and approved 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:

- i. 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 be undertaken in accordance with the details set out in the desktop study approved under discharge of condition application (20/0010/38), granted 12/05/22.
- ii. 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 Local Planning Authority 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.

4. The dwellings hereby approved shall not be occupied until the measures approved in the scheme referred to in Condition 3 have been implemented and a suitable validation report of the proposed scheme is submitted to and approved by 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.

5. 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 revised contamination proposals shall be submitted to 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.

6. No development shall commence on site until full site drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be fully implemented on site in accordance with the approved details and to the satisfaction of the Local Planning Authority prior to beneficial occupation of any dwelling on site.

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

7. No development shall commence on site, 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 highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the submitted plans, no work shall commence on site until full engineering design and details of the internal access road and junction with Bridge Road, including sections, street lighting, vision splays, highway

structures, traffic management measures, turning facilities, footways and highway surface-water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the adequacy of the proposed development in the interests of the safety of all highway users, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

9. Prior to beneficial occupation of the first dwelling on site, the vehicular access to the site shall be laid out, constructed and retained thereafter with 2.4m x 40m vision splays with no planting or obstruction above 0.9m placed within the vision splay area.

Reason: To ensure that adequate visibility is provided in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. No dwelling shall be occupied on site until the Traffic Regulation Order for the removal of 'School Keep Clear' road markings and prohibition of parking has been amended and implemented to the satisfaction of the Local Planning Authority.

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

11. Prior to the beneficial occupation of the first dwelling on site, the existing vehicular footway crossing on Bridge Road shall be reinstated in full footway construction in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development works commencing on site.

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

12. Prior to the occupation of each dwelling the developer shall provide the owner/occupier with a Travel Plan/Welcome Pack which should contain the following:
- a. Bus/train service providers, their contact details, frequency of service, timetable, bus stops/train stations, current ticket costs to encourage use of public transport;
 - b. Park and ride/park and share facilities and associated costs and restrictions on use of such facilities;

- c. Pedestrian links to public transport services, to local facilities, areas of employment, education and leisure;
- d. Local and national cycle routes;
- e. Any other measures that would encourage the use of sustainable modes of travel.

Reason: To ensure reduction of road traffic and to promote sustainable modes of travel, in accordance with the relevant sustainable transport objectives of Planning Policy Wales and the Rhondda Cynon Taf Local Development Plan.

13. All HGV deliveries during the construction period shall only take place between the hours of 09:30am and 16:00pm on weekdays to and from the site, with no deliveries on Saturdays, Sundays and Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

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

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: To prevent overloading the existing highway drainage system and potential flooding and in the interests of highway safety, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. No development shall commence on site until details of a scheme of biodiversity mitigation and enhancement measures, together with site landscaping, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to beneficial occupation of any dwelling and shall be maintained as such in perpetuity.

Reason: In the interests of visual amenity, biodiversity and the protection of the natural environment, in accordance with PPW and Policies AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

16. No development shall take place on site until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings hereby approved has been submitted to and agreed in writing by the Local Planning Authority. The 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 Future Wales 2040.