

## **PLANNING & DEVELOPMENT COMMITTEE**

**22 June 2023**

### **REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 22/0788/15 (GD)  
**APPLICANT:** Ty Llwyd Developments Ltd  
**DEVELOPMENT:** Variation to condition 2, house type and general amendments 18/0736/10  
**LOCATION:** **FORMER HILLSIDE COUNTRY CLUB, COLLENNA FARM, TONYREFAIL, CF39 8AX**  
**DATE REGISTERED:** 14/07/2022  
**ELECTORAL DIVISION:** Tonyrefail East

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#### **RECOMMENDATION: Approve**

**REASONS:** The principle of the proposed development is well established with the site previously having been granted full planning permission for residential development. The variation of conditions currently sought aims to change house types on a number of plots as well as the alignment of some dwellings as a result of changes made necessary due to highway requirements.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

- The proposal is not covered by determination powers delegated to the Director of Prosperity & Development

#### **APPLICATION DETAILS**

The current application seeks further variation in the layout and house types for the development of this site driven largely because of the alterations to the internal highway layout that were necessary to bring it up to an adoptable standard. The original highway layout drawing as approved could not deliver an adoptable highway to serve the development and has been revised and realigned to address this problem otherwise the proposed changes are as follows: -

Plots 1 -6 will remain the approved house type A though plot 6 will now also have a detached garage.

The need to provide a turning head to serve the development has led to plots 7 and 8 being omitted and a larger plot 9 providing a detached house type D

Plots 10, 12, 13, 22 and 23 remain as originally approved.

Plot 11 remains a house type B but the integral garage is replaced with a detached garage.

Plot 14 is omitted, as that area is now part of the SuDs serving the development

Plot 15 changes from house type B to house type F

Plot 16 changes from house type B to house type F with a garage

Plots 17 and 18 change from house type B to G

Plots 19 – 21 change from house types B to E

Plot 22 remains house type A

Plots 23 and 24 remain house type B

Plot 25 remains house type A but is rotated 180 degrees so that its front faces into the site

Plot 26 remains house type C but is rotated 180 degrees so that its front faces into the site.

Plot 27 changes from house type B to H with a detached garage

Plots 28 to 30 remain house type C with a detached garage

The application is accompanied by the following:

- Planning Statement;

## **SITE APPRAISAL**

The wider development site is 1.05 hectares in area and lies at the northern edge of Tonyrefail. The site slopes gently down to the west and south. Llantrisant Road forms the eastern boundary of the site, which is otherwise bounded by open countryside apart from existing residential development known as 'The Highlands' and 'The Paddocks' that lie in close proximity to the southern boundary. The site was formerly occupied by the Hillside Country Club though that was demolished some time ago and the site is now under redevelopment with an established access with a few houses occupied and others nearing completion. Llantrisant Road is a comparatively narrow highway that runs north to south between the edge of Tonyrefail and the junction with Collenna Road to the north. The highway lacks footways where it fronts the application

site a footpath link and crossing point has been established and that has been marked out for completion. The site lies immediately adjacent to the designated Rhos Tonyrefail Site of Special Scientific Interest.

## PLANNING HISTORY

21/0570	Amended house design and plot layout for plots 9,20 &21 omission of plots 7 & 8, inclusion of detached garages to plots, 9, 11 and 30, and modifications to plot boundaries to plots 10, 11, 12, 13, & 30 of previous planning approval 18/0736/10	Approved 13 <sup>th</sup> September 2021
19/0567	Discharge of conditions 3 (site Investigation), 6 Boundary Treatments), 7 (proposed levels), 8 (external finishes), 12 (traffic calming measures), 13 (site boundary), 14 (link footpath), 15 (traffic regulation order), 16 (road plans), 18 (CDM) of planning permission 18/0736/10	Approved 2 <sup>nd</sup> November 2020
18/0736	Residential development of 30 dwellings to include new access from Llantrisant Road , and associated works including attenuation ponds	Approved 16 <sup>th</sup> November 2018
10/0715	Residential Development (outline application)	Approved 12 <sup>th</sup> May 2014
07/1702	19no. dwellings new access road and associated works	Withdrawn 11 <sup>th</sup> June 2008
05/1814	Residential development 12no.units (outline application)	Withdrawn 24 <sup>th</sup> October 2012
99/2716	Construction of 12no. residential units	Approved 11 <sup>th</sup> February 2000
94/0844	Freestanding telecoms mast(15m) 2 directional antenna 1 dish antenna	No objections 25 <sup>th</sup> January 1995
81/0585	Extension to hotel to provide bedrooms and bathrooms	Approved 22 <sup>nd</sup> July 1981
80/1724	Changing room, toilets and sauna extension	Approved 3 <sup>rd</sup> February 1981

79/1139	Advertising boards	Refused 10 <sup>th</sup> October 1979
77/1089	Conversion of stables to dining room	Approved 25 <sup>th</sup> October 1977
77/0710	Advertising	Refused 27 <sup>th</sup> July 1977
76/1243	Overhead line	No objections 1 <sup>st</sup> March 1977
75/0926	Erection of dwellings	Approved 12 <sup>th</sup> November 1975
74/0065	Residential development of 36no. dwellings	Approved 30 <sup>th</sup> July 1974

## **PUBLICITY**

The application has been advertised by means of site notices and neighbour notification letters and this has led to the submission of two objections making the following points: -

- The proposed changes to the layout adversely affect privacy and visual amenity of existing residents.
- Site levels have been raised by 3 to 4m and they need to be reassessed in light of the building line for plots 15 – 19 having been moved 5m southwards towards existing properties.
- Moving the building line of plots 15 – 19 will lead to two storey properties looming/overshadowing existing properties in an uncomfortable arrangement that adversely impact the amenity of existing homes.
- It is questioned whether or not the way in which ground levels have been raised making use of gabion baskets is fit for purpose, given that they are placed on a banking that the developer created, with foundations higher than the original land levels and adjacent land, and that they will be supporting the foundations of new housing.
- Trees on the adjoining property only provide screening for four months of the year, as they are deciduous and should not be considered a permanent feature.
- Given that the new housing will be closer to the Southern boundary of the site there is also concern that the existing trees might become a cause for dispute between existing and new residents.
- Residents are upset that work commenced on the development before necessary legal agreements are in place and now that has resulted in revisions that will adversely affect the privacy and amenity of existing residents. This will compromise further the privacy of existing residents and should have been factored in to the original plans.

- Under the original application plot 21 would have been the closest to The Highlands and side on to that property and privacy in relation to plots 15 – 19 was considerate being set back had the situation with legal agreements been apparent at that time then the jeopardy that the project presents to neighbours could have been reconsidered
- Arguing that what is now proposed for plots 15 – 19 represents good quality development is questionable given the apparent lack of private garden space that the proposed development would now involve, along with an uncomfortable relationship between plots 20 & 21 with proposed plot 19 depriving those properties of light in the late afternoon.
- It is questioned whether the proposed houses are affordable given the asking price compared with average house prices in Tonyrefail.
- Plots 15 – 19 are being shoehorned into unsuitable building plots due to poor project management without appropriate legal agreements being in place.
- Though only one property sits to the south of the site but it has a relationship with six of the properties currently proposed and the same weight of consideration should be given to the views of the occupants of the single dwelling as if there were a high volume of objections.
- Residents are annoyed and concerned that building works continue at the site ahead of any new planning permission for the development being granted.
- It appears that the new proposals are overriding the safeguards written in to the original permission in relation to existing property due to legal agreements not being in place to enable the development as originally approved at the expense of the privacy and amenity of existing property.
- The legal boundary of the site is a matter of dispute.

## **CONSULTATION**

Transportation – No objections subject to conditions

Flood Risk Management – from a flood risk perspective have no comment to make.

Public Health & Protection – have no comment to make on the application

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4<sup>th</sup> 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 4<sup>th</sup> 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<sup>th</sup> September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

**Policy CS2** - sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services. In the southern strategy area.

**Policy CS5** – sets targets for the provision of affordable housing across the plan period

**Policy AW1** – sets criteria for meeting housing targets across the local development plan period including building out the allocations in the plan.

**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 place making, including landscaping.

**Policy AW8** – has the objective of protection and enhancing the natural environment.

**Policy AW10** - development proposals must overcome any harm to public health, the environment or local amenity because of flooding.

**Policy SSA4** – promotes residential and commercial development within the key settlement of Tonyrefail.

**Policy SSA10(5)** – allocates the site for the development of up to 40 dwellings.

**Policy SSA11** - Promotes the provision of housing density at 35 dwellings per hectare in the southern strategy area.

**Policy SSA12** – promotes the provision of 20% affordable housing on residential developments in the southern strategy area.

## **Supplementary Planning Guidance**

Design and Placemaking

Nature Conservation

Access Circulation and Parking

Employment Skills

## **National Guidance**

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

Planning Policy Wales Edition 11 (PPW) was issued on 24<sup>th</sup> February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National

Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is 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 Future Wales 2040, 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
- Policy 3 – Supporting Urban Growth – Council land/Placemaking/developers/regeneration/sustainable communities'/exemplar developments.
- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant policy guidance consulted:

PPW Technical Advice Note 5: Nature Conservation and Planning;

PPW Technical Advice Note 12: Design;

PPW Technical Advice Note 18: Transport;

PPW Technical Advice Note 23: Economic Development

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.

In this instance, the applicants have submitted an application under s.73 Town and Country Planning Act 1990 to amend conditions 2 of Planning Permission 18/0736 (see above) which itself was altered by the grant of full planning permission 21/0570. In such circumstances the Local Planning Authority are required to consider only the conditions subject to which the planning permission should be granted and in doing so the Local Planning Authority must consider whether there has been any change in

policy or any other material circumstance that might affect the proposal. If the application is successful, this results in the grant of a new permission.

The Local Planning Authority may grant the permission subject to conditions differing from those to which the previous permission was granted or refuse the application. The Local Planning Authority however do not have the power to impose conditions which could not have been imposed on the original permission nor impose conditions that would result in a fundamental alteration to the development approved by the original application. Whether the application is granted or refused the original grant of planning permission would remain.

Applications made under Section 73 of the Town & Country Planning Act 1990 allow the Local Planning Authority to do one of two things when an applicant seeks to vary the condition, it can :-

- (a) Grant consent either with or without conditions; or,
- (b) Refuse.

In that the Council can approve with or without conditions, it is also appropriate to consider the extent and nature of all the previous conditions attached and if the application is to be granted amend them to reflect current circumstances and requirements.

### **Main Issues:**

Notwithstanding the above, the main issues relating to the determination of this planning application are the principle of the proposed development and the acceptability of the proposed changes in planning terms, impact of the proposed changes on the character and appearance of the area and residential amenity and privacy, and the consequences of the changes for highway safety.

### **Principle of the proposed development**

The site subject of the current application has a planning history of approval for residential development and is allocated within the Local Development Plan for the construction of up to 40 dwellings. The original proposals did not meet the target of achieving the development of 35 dwellings per hectare on this 1.05-hectares site however, that acknowledged the difficult terrain and the need to accommodate drainage attenuation on site and as such, the overall number of dwellings proposed was considered acceptable. Since that time details in terms of the highways to serve the development and further difficulties with drainage for the site in achieving SUDs approval, has driven down the number of plots that can be developed. As an allocated site within an adopted Local Development Plan, the site remains sustainable as this would have been a key consideration in its inclusion within the plan itself. Whilst there would normally be a requirement to make provision of 20% affordable housing within the development, in this case the applicants have provided viability evidence that has



been independently verified for the Council, which clearly demonstrates that no affordable housing should be sought in this case. It is not considered the introduction of PPW11 and Future Wales 2040 would have shifted the policy position in any way that would make the current proposals unacceptable.

As such the proposals are considered compliant with Local Development Plan policies CS2, CS5, AW1, SSA4, SSA10(5), SSA11 and SSA12 have been adequately addressed in this case in pure policy terms. Where they and other policies may affect other issues compliance or otherwise is demonstrated below.

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

In granting planning permission for the redevelopment of the site under planning application 18/0736, it was established that the impacts of the redevelopment of the site as housing was acceptable. Though it would be a visually prominent development, it would improve the appearance of the wider locality generally and would be read as part of the wider urban mix in the area. This would remain the case with the changes currently proposed and as such, the proposals remain compliant with the requirements of Local Development Plan policies AW5 and AW6 insofar as they relate to this issue.

### **Impact on residential amenity and privacy**

Similarly, the impact of the original development was fully evaluated when the original planning application was approved, and subsequent to that with the alterations to the original approval agreed under application 21/0570. The issue here is therefore whether the proposed changes alter that in any way that would warrant an alternative outcome.

The changes would largely affect only the development itself and in this respect they are in any event acceptable in planning terms. The exception to this rests at plots 15 – 20 on the southern side of the site where the proposed development sits above the properties known as The Highlands and the Old Vicarage. The proposals involve a change of house types on these plots bringing in slightly larger properties than those already approved. Additionally, their location within these plots would have their rear elevations 5m closer to the site southern boundary than previously approved. That said a distance of 27.5m would be maintained between the proposed property at Plot 19 and the Old Vicarage at its nearest point. Similarly, a distance of 31.9m is still maintained between the proposed property at plot 17 and The Highlands. These distances compare favourably with the distances between The Highlands and the Old Vicarage and the properties at 2 and 3 the Paddocks, which sit below them at distances at just over 21m. It should be noted that the objector has raised the issue of the difference in levels between existing properties and the original planning permission had levels agreed because of conditions under application 19/0567. The variance between the levels approved for the site and those now proposed is not particularly clear from the submitted detail and should Members be of a mind to support the current proposals it would be appropriate to require further agreement of

levels and sections for the variations to the development now proposed. Whilst the creation of the gabion retaining wall will have undoubtedly raised rear garden levels for the proposed properties, the changes to slab levels are of a much lesser degree, but certainty is required to ensure a development that is acceptable.

Reference has been made to the proposed development looming and overshadowing existing homes adjacent to it. To some extent, this concern is understandable but Members are again referred to the fact that separation distances between buildings are more generous than the norm in the area. Additionally, though downslope of the proposed development existing development is also south of it, which would minimise any potential for overshadowing.

The trees at the boundary of the adjacent property immediately south of the site are deciduous and would only provide complete screening when in leaf. However even when bare, they still break up the visual relationship between existing and proposed properties and separation distances are in excess of minimum requirements. Whilst the point about the trees being a potential for dispute between neighbours is an understandable concern, it could form no basis for the refusal of the planning application

The amount of garden space does not in and of itself define whether a development is of high quality, which is a subjective matter that comprises a number of considerations, not just the size of the garden. In any event, the proposed development is typical of modern developments, which tend to provide good-sized houses on relatively restricted plots and in this case, this is not a matter that could justify the refusal of the proposals

Built development on plots 15 to 19 occupies just over a third of the plot and as such could not be regarded as being shoehorned into the plots particularly as in this instance they are all detached buildings with space around and between them.

It is not uncommon on major housing sites for plans to be the subject of revision as development of the site progresses and this is the case with this site. It is not a question of changes overriding safeguards built in to earlier permissions but whether the proposed changes are acceptable in terms of their planning merit. If they are acceptable then there is no reason to refuse the proposals if they are unacceptable then refusal is warranted.

Similarly, the issue here is the acceptability of the proposals in planning terms just because the impact of proposed changes might differ from those originally approved and their impact may be greater, it does not make proposals unacceptable in planning terms

### **Access and highway safety**

Considering that the application is part retrospective with a significant number of dwellings constructed and occupied and the internal road at a significant stage of construction and parking provision similar to the original approved application have been retained no objection is raised to the amended layout as shown on Drawing No. 6656-BHP-V1-XX-DR-C-(70)S38 Rev J produced by Bingham Hall.

The parking associated with each house type is the same as at the previous application with the original application and in some cases improved by the change of house types to incorporate integral garages. Whilst the parking layout is not considered best practice, sufficient parking is provided and therefore objection would not be warranted.

### **Other Issues:**

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation.

In order to facilitate the development, a gabion retaining wall has been erected to a height of approximately 2.5 meters running parallel with the southern boundary of the site only a short distance north of it. There has been some concern over the structural ability of the wall to retain land serving the development given that it is built on the slope. To that end, the applicants have provided structural calculations that have been assessed by the Council's structural engineer who has indicated that he has no comment to make on the wall. Notwithstanding ultimately it is for the developer to ensure that the wall is structurally sound.

Objectors have raised objection to works commencing on site before necessary legal agreements are in place and before planning permission is in place. Given the context, the legal agreement referenced would be the Section 38 agreement for the adoption of the highway. If developers choose to commence development before legal agreements are in place or as in this case continue building knowing that the planning approval will require revision is something they do at their own risk, and it is not a reason for refusing a planning application if it is otherwise acceptable in planning terms.

Objectors have questioned whether the houses proposed are genuinely affordable for local people given the asking price and the fact that it is well above the average house price for Tonyrefail. This is not a planning consideration but a matter for the market.

All objections and comments made in respect of any planning application are considered and commented on with regard to their planning merit rather than the amount of people who have raised such objection or comments – validity lies with content and not with numbers.

Some concern is expressed that development at the site continues despite permission not being granted. In this regard the applicant has been advised that anything undertaken without the benefit of planning permission is done so at the developers own risk

Members will note that the boundary between the development site and the property immediately to its south has become the subject of legal dispute since the submission of the application currently under consideration. . This though is private matter where the appears to be overlap between rival plans. The applicants for their part have produced copy of the land registry certificate, which evidences that the correct certificate has been submitted and determination of the planning application can therefore proceed.

### **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 CIL liable under the CIL Regulations 2010 (as amended). The application lies within Zone 2 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £40 / sqm for residential development.

The application seeks variation to a scheme that had previously agreed a schedule of CIL payments, some though not all of which have been paid. The remaining CIL (including indexation) for this development is expected to be £28,473.15

### **Conclusion**

The application for the development of this site remains compliant with the relevant policies of the Local Development Plan. The changes to the house types and layout for the most part are uncontentious and acceptable in highways and planning terms. Alterations to the house type and position adjacent to the southern boundary of the site have clearly been the source of greatest concern not only to the adjoining resident but also in terms of its acceptability for planning purposes. However, having fully considered the proposed changes they remain acceptable in planning terms and therefore the proposals are supported with a positive recommendation

### **RECOMMENDATION: Approve**

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

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

2. Other than as modified by subsequent conditions of this consent, approval is granted for the following plans –

- Proposed site layout plan PL001 Rev F
- House type A PL004
- House type B PL005
- House type C PL006
- House type D PL008
- House type E PL010
- House type F PL011
- House type G PL012
- House type HPL013
- Garages PL009
- Highway layout drawing no. 6656-BHP-V1-XX-DR-C-(70)S387 Rev J

Reason: For the avoidance of doubt as to the approved plans.

3. No dwelling approved under this application shall be occupied until the applicant evidences how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 Development and Flood Risk.

Reason: To ensure that the drainage from the proposed development does not cause or exacerbate any adverse conditions on the development site, adjoining properties, environment and existing infrastructure arising from inadequate drainage.

4. Prior to the commencement of any further works on the development hereby approved, including site works of any description, each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence erected in a circle around each tree, to coincide with the canopy of each tree. Within the area so fenced off the existing ground level shall not be raised or lowered and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off areas, they shall be excavated and back filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left un-severed.

Reason to protect the existing trees on the site during the course of building work in the interests of amenity and in accordance with Policies AW and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. No further development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be

retained together with measures for their protection during the course of development.

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

6. 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.

7. Boundary treatments for this development shall accord with the details approved under planning application 19/0567/13 on 2<sup>nd</sup> November 2020.

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

8. Before further works commence on the construction of the dwellings hereby approved, existing and proposed levels (including relevant sections) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in compliance with the agreed details.

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

9. External finishes shall be as illustrated on the approved plans and as previously approved for the site under planning application 19/0567 on 2<sup>nd</sup> November 2020.

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 and in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

10. No dwelling hereby approved shall be occupied until the drainage works approved under application 19/0567/13 have been completed.

Reason: to ensure the adequate disposal of foul and surface water from the site in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

11. The development hereby approved shall be carried out entirely in compliance with the requirements and recommendations set out in section 5.4.1. of the Preliminary Ecological Assessment, submitted in support of planning approval 18/0736.

Reason: in the interests of ecology, maintaining biodiversity and protecting the adjacent SSSI in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

12. No further development shall take place 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. 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.