

## **PLANNING & DEVELOPMENT COMMITTEE**

**20 July 2023**

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

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

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 23/0422/08 (GD)  
**APPLICANT:** Rhondda Cynon Taff County Borough Council  
**DEVELOPMENT:** Demolition of caretakers house, reconfiguration of the car park/drop off area/bus bay, footpaths, 3G sports pitch, flood lighting, new play areas, plant and associated works (revised technical detail received 01/06/2023)  
**LOCATION:** PONTYPRIDD HIGH SCHOOL, CILFYNYDD ROAD, CILFYNYDD, PONTYPRIDD, CF37 4SF  
**DATE REGISTERED:** 26/04/2023  
**ELECTORAL DIVISION:** Cilfynydd

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**RECOMMENDATION:** Approve

**REASONS:** The principle of the proposed development is acceptable representing the improvement and adaptation of an existing school within an established school site. The proposals are acceptable in terms of planning policy and all other material planning considerations

The proposed alterations and new facilities will bring the school in line with the Council's wider objectives in education provision and will bring significant benefits to the pupils within catchment area.

The development will not result in major alterations to the property but will bring a marked improvement to the visual amenity of the site. It is not considered the alterations and changes would result in a significant increase in the impacts already experienced in the locality or to highway safety in the locality.

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#### **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**

The proposal seeks full planning permission for the demolition of the caretaker's house in the northern part of the site, the reconfiguration of the existing car park/drop off area and bus bay, footpaths, 3G sports pitch, new floodlighting, new play areas, plant and all associated works. The full extent of the works proposed includes -

- Upgrade of the existing external learning and social spaces
- Provide a 210 (including Nursery) pupil capacity primary school by refurbishing the existing D&T/Art Block wing. Providing an "all through School" which will accommodate those pupils currently attending Cilfynydd Primary School. The refurbishment will involve largely internal reconfiguration though externally there will be dropping of all window eil heights and the construction of canopy areas to meet Council requirements
- External cladding
- Drainage and service infrastructure
- Redevelopment of the car park in phases to provide a 12 place bus bay and parent drop off outside the school curtilage, with the existing caretakers house demolished to improve access arrangements and free up additional spaces and the existing car park areas redeveloped/reconfigure
- Provision of a 3G synthetic sports pitch on the existing redgra sports pitch including flood lighting. Though smaller than a standard pitch due to the restricted area, it will include flood lighting and be hired out for community use outside of school hours.

In addition to detailed plans and relevant application forms, the application is accompanied by the following:

- Planning Statement;
- Design and Access Statement,
- Pre Application Consultation Report.
- Flood Consequences Assessment
- Travel Assessment
- Travel Plan
- Phase 1 Ecology Report
- Arboricultural Impact Assessment including tree survey
- Construction Environment Management Plan
- Pollution Prevention Plan
- Acoustic Report, and;
- Ground Investigation Report.

## **SITE APPRAISAL**

The application site is comprised in the curtilage buildings and grounds of Pontypridd High School. The school is located north of Pontypridd and west of the northern tip of the village of Cilfynydd. The school is comprised in a number of institutional built for purpose buildings and associated playing fields and break out areas. An existing Multi

Use Games Area (MUGA) and redgra pitch lie to the south of the main buildings. One way and another the boundaries of the school are well defined. Trees line the eastern boundary providing both screening and a barrier to the A470(T), the access road forms the northern boundary to the site with adjoining fields and the river to the south and west of the site.

Albeit the site is separated from Cifynydd by the A470(T) the wider area is characterised by a mix of uses including, residential, recreational industrial and commercial uses

## **PLANNING HISTORY**

23/0383	Certificate of Lawfulness to convert part of the existing high school to a primary school	Approved 30 <sup>th</sup> May 2023
23/5010	Pre application advice in respect of demolition of caretaker's house, redevelopment of existing school wing to provide a primary school and car park, 3G sports Pitch, flood lighting and associated works.	Planning permission required
14/5050	Pre application advice in respect of a new skills building	Planning permission required
12/0024	Single storey extension to the rear of the existing garage and the installation of one asymmetrical canopy and 1no. bicycle storage compound	Approved 24 <sup>th</sup> February 2012
09/0008	6KW wind turbine consisting of a 15m tower and blades of 5.5m diameter. Total height to blade tip 17.75m	Approved 8 <sup>th</sup> May 2009
05/1381	Self-build construction workshop	Approved 6 <sup>th</sup> October 2005
02/1920	New lower school teaching block together with multi-purpose sports hall to be used for the benefit of the school and community, provision of additional car parking, replacement fencing	Approved 21 <sup>st</sup> February 2003
95/0245	Erection of double mobile classroom (Observations requested by Mid Glamorgan County Council).	Raise no objection 26 <sup>th</sup> June 1995

95/0186	New multi-purpose sports hall for use by school and Welsh Cricket Association (Observations requested by Mid Glamorgan County Council).	Raise no objection 21 <sup>st</sup> June 1995
93/0848	Provision of covered area to pupil entrance.	Approved 20 <sup>th</sup> December 1993
82/1034	Replacement new comprehensive school	No decision on record
76/0379	Land reclamation scheme	Approved 9 <sup>th</sup> July 1976

## **PUBLICITY**

The application has been advertised by way of press notice, site notices and neighbour notification letters. No observations or objections have been received

## **CONSULTATION**

Highways & Transportation: - No objections subject to conditions

Flood Risk Management: - the developer will be required to submit an application to the SUDS approval body and comply with Part H of the Building Regulations. Any works to a watercourse may also require Ordinary Watercourse Consent otherwise no objections are offered.

Public Health & Protection: - Comment in detail on a number of issues and suggest a number of conditions.

Countryside: - A European Protected Species licence will be required from NRW, and they need to be satisfied the amount of work undertaken to date is sufficient for the application to progress. Any new lighting at the site will need to be bat sensitive. The mitigation in the report for works to trees with low bat roost potential needs to be a protected by a condition to any consent.

Structural Engineer: - If any proposed modifications in the level of the car parking areas over the area of the old mine shafts are to be carried out, then due diligence must be undertaken for working in an area of old deep mine shafts.

Education & Lifelong Learning: - No objections

Corporate Estates: - no objections

Natural Resources Wales: - raise no objection to the proposed development subject to conditions.

Dwr Cymru Welsh Water: - no objections subject to conditions.

Western Power Distribution: - raise no objection and request that the applicant be made aware that if they require any new connection or service alteration, they will need to make a separate application to National Grid.

Wales & West Utilities: - no response received

South Wales Fire & Rescue Service: - Raise no objections to the development subject to adequate water supplies being maintained for firefighting purposes and access being designed so as it can accommodate fire-fighting vehicles.

The Coal Authority: - raise no objections to the proposal and suggest a note be attached to any planning permission outlining the potential risks of coal mining legacy to the proposed development.

South Wales Police: - raise no objections to the proposed development and make a number of recommendations relating to perimeter security, landscaping, vehicle parking, access control, reception areas, door security, drainpipes, window security, intruder alarms, CCTV etc.

Welsh Government Transportation Directorate: - raise no objection to the proposed development and suggest that any floodlighting be suitably cowled to avoid glare distraction to users of the A470(T) trunk road.

Sport Wales: - no reply received.

## **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.

The Rhondda Cynon Taf Local Development Plan 2011 – 2021

### **Core Strategy Policies**

Policy CS2 – promotes sustainable growth in the southern strategy area.

### **Area Wide Policies**

Policy AW – promotes development in sustainable locations

Policy AW 5 – New Development

Policy AW 6 – Design and Placemaking

Policy AW10 resists development when there is a risk from flooding.

### **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), 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 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: *(or not in the case of refusals)*

- 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.

#### SE Wales Policies

- 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 11: Noise;
- PPW Technical Advice Note 12: Design;
- PPW Technical Advice Note 16: Sport Recreation and Open Space;
- 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.

#### **Main Issues:**

The main issues in the consideration of this planning application are its acceptability in terms of compliance with planning policy, the impact of the proposals on the character and appearance of the area, impact on residential amenity and privacy and the access and highway safety implications of the proposed development. Members should note that the matter of whether or not the design and technology block can be used as a primary school has been dealt with under application 23/0383 and the change is permitted development and does not in and of itself require planning permission consequently this application only deals with the structural changes to that building and the impact of that in terms of the effect on material planning considerations.

## **Principle of the proposed development**

The proposed development seeks the partial redevelopment of an established school site with elements of demolition, building improvements, and parking provision, along with upgrades to external recreational / learning spaces and sports facilities. The proposed development would take place within the grounds of the established high school where, as the planning history above reveals, the principle of use and type of development proposed is well established. Further, the scheme is supported by the Council's Education and Inclusion Services Section who welcome the development.

The proposal is therefore broadly compliant with the objectives of Policy CS2. Though the proposals sit outside but immediately adjacent to the settlement boundary and technically does not comply with Policy AW2, it otherwise satisfies all other requirements of that policy

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

The proposals would, to some extent, redefine built development within the school site, however when considered collectively the changes are acceptable. The existing design and technology block will be the building subject of the greatest amount of change and that change is necessary to facilitate bringing the primary school element on to the site. The visible changes proposed such as lowering the eave levels and creation of a canopy are typical of educational buildings and will effectively improve the appearance of the building which currently best could be described as utilitarian in appearance. In any event, the location of that building which is relatively central to the northern part of the site means that it will continue to read as part of the wider school site. The alterations to the car parking arrangements represent a marked improvement over the existing arrangement, which in terms of layout and signage is a little haphazard. The new arrangement clearly defines the bus bays parent parking/drop off facilities and staff car parking. The more coherent arrangement now proposed represents an incremental improvement to the character and appearance of the area.

## **Impact on residential and visual amenity**

The proposed works as mentioned above will bring an incremental benefit to the character and appearance of the area and there will also be improvements to the visual amenity of the site. The improvements to the school buildings and redefined parking arrangements along with the improvements to the breakout area and playing fields will undoubtedly lift the visual amenity of the immediate area. Given the location of the school west of the A470(T) and the nature of the changes proposed the alterations to the built environment would have little or no impact on residential amenity. That said the changes to the overall pupil population with the school becoming a 3-16 "through-school" might have some impact in terms of how the facility is accessed used and supported this though is not considered to have any greater or lesser impacts on residential amenity than existing arrangements.



## **Access and highway safety**

Members will note from the above that Highways have raised no objections to the proposed development subject to conditions. In arriving at this position, they have given full consideration to the following key issues: -

- School access road
- Swept path analysis
- The nature of the A54054 Cilfynydd Road in the vicinity of the site.
- Transport Assessment issues including, trip generation (current and future years, base and development flow, percentage impacts assessment),
- Parking provision
- Cycle parking/stands.
- Learner travel assessments
- Sustainability
- Travel Plan, and;
- Accident data

The Highways Section in light of their assessment of the above issues conclude that the small volume of traffic flows involved at the school access and A4054/school access road junction results in no operational capacity issues. This is also so for the 2034 maximum occupancy future year scenario.

With a forecast mode share for vehicular traffic of 26%, the majority of pupils will travel to/from the school via School Buses (50%), public transport and walking. The associated Travel Plan will aim to improve the mode share for non-vehicular modes, while the formalisation of school bus and parent drop off/pick up facilities provides an improvement on the current situation.

Off-street car parking is in excess of the SPG requirement. However, based on existing staff numbers and travel patterns the provision is considered acceptable.

## **Ecology**

The application has been supported with a Preliminary Ecological Assessment (PEA) and this has been supplemented with additional bat survey work. The submitted details have been considered by both the Council's Ecologist and Natural Resources Wales (NRW) and, subject to conditions relating to lighting, tree surveys, and measures to deal with contamination and water quality are considered acceptable. The applicants have also secured the European Protected Species (EPS) licence for the works to the school building.

## **Historic Mining Activity**

Members will note the comments above from The Coal Authority. Having been consulted on this planning application and considered the supporting information no

further conditions are required, though they recommend the application of an advisory note relating to working within high-risk coal mining areas.

### **Drainage and Flood Risk**

As the applicant will also require the submission and agreement of a SuDs scheme for the approval of the Lead Local Flood Authority and Flood Risk Management. Dwr Cymru Welsh Water have raised no objection to the proposed development, subject to the imposition of conditions.

### **Public Health & Protection**

Public Health & Protection have raised no objections to the proposed development recommending the inclusion of conditions relating to hours of operation during the construction phase, Noise and Dust. Whilst these comments are appreciated, they are all matters that are better dealt with under other legislation. Matters requiring conditions to deal with contamination at the site are retained in the schedule of conditions below.

### **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.

### **National Sustainable Placemaking Outcomes**

Chapter 2 of PPW emphasises that development proposals should demonstrate sustainable placemaking to ensure that the right development is achieved in the right place, and states that development proposals should be assessed against the national sustainable placemaking outcomes to ensure this is the case.

PPW acknowledges that not every development proposal will be able to demonstrate that they can meet all of the outcomes, or that it can be proved that an attribute of a proposal will necessarily result in a particular outcome.

It is also recognised that the interpretation of the relevant criteria will depend upon the detail and context of the proposal and the application site, and in the planning balance, that greater material weight may be given to some attributes rather than others.

Therefore, in addition to consideration of the placemaking merits of the scheme within the sections of the report further above, a brief outline of how the proposed development is considered to align particularly well with the national sustainable placemaking outcomes is set out below:

- **Creating and Sustaining Communities:** The development would provide a state-of-the-art primary school facility for pupils, and wider community uses for local residents long into the future.
- **Growing Our Economy in a Sustainable Manner:** The development would have a small but positive effect in terms of construction jobs and employment at the new facility.
- **Making Best Use of Resources:** The development accords with the aim to prioritise the use of previously developed land and sustainable building practices/materials. Future energy consumption would be from renewable sources resulting in a 'net zero carbon in operation' facility.
- **Maximising Environmental Protection and Limiting Environmental Impact:** The development would include suitable tree/landscape planting and biodiversity enhancement measures.
- **Facilitating Accessible and Healthy Environments:** The application site is in a highly sustainable location, directly adjacent to the centre of Rhydyfelin, with many transport links and services/facilities located within walking distance.

### **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 liable for a charge under set out in the Charging Schedule is £nil and therefore no CIL is payable.

### **Conclusion**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the wider policy considerations set down in Planning Policy Wales and Future Wales 2040. The proposals are also acceptable in terms of all other material planning considerations including all highway considerations subject to the application of appropriate conditions. The proposed works would represent a significant improvement for the existing facility in terms of what it is and what it can provide for the local community. The proposals also offer to opportunity to maximise an improved learning opportunities for local pupils in a much-changed educational environment.

### **RECOMMENDATION: Grant**

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 plan numbers:

Site Location Plan	26CA09-LAW-XX-XX-0003 P4
Existing Site Plan - Sports Pitch	26CA09-LAW-XX-GF-0002_P2_
Existing Site Plan	26CA09-LAW-XX-GF-0001_P2_
Proposed Site Plan	26CA09-LAW-XX-GF-0001 P10
Proposed Sports Pitch	26CA09-LAW-XX-GF-0002_P3
General Arrangement Plans	26CA09-CAM-XX-XX-S2-P06
RW Details	26CA09-CAM-XX-XX-S2-P03
Proposed External Works Plan	26CA09-CAM-XX-XX-S2-P08
Proposed Drainage Strategy	26CA09-CAM-XX-XX-S2-P06
Proposed Site Sections	26CA09-CAM-XX-XX-S2-P05
External lighting arrangement (car park)	26CA09-CAM-XX-XX-S2-P03
Landscape plan	ZG-DWG-000227083!150623
SuDs Plan	2386201-SBC-00-XX-P03
Tree pit details	2386201-SBC-00-XX-P04
Off Site Highway Works - Existing Layout	26CA09-SOL-XX-XX-P01
Proposed Off Site Highway Works	26CA09-CAM-XX-XX-D1-P02
Proposed Off Site Highway Works Construction Details	26CA09-CAM-XX-XX-D1-P03
Off Site Highway Works - Road Marking Details	26CA09-CAM-XX-XX-D1-P02
Cut Fill Analysis	26CA09-CAM-XX-XX-D1-P01
Cut Fill Analysis - Site Strip & Formation Depth Extents Plan	26CA09-CAM-XX-XX-D1-P01

Proposed Levels and Contours	26CA09-CAM-XX-XX-DR-C-1202 D1-P04
Proposed Sections	26CA09-CAM-XX-XX-DR-C-1205 D1-P03
Soakaway Basins Proposed Sections	26CA09-CAM-XX-XX-DR-C-1206 D1-P03
3G pitch layout	20230130-PPHS-0001
3G pitch example drainage layout	20230130-PPHS-0004
3G pitch lighting spec	
3G lighting report	0400841966
3G lux plan	0400841966 DWG01
Solar Specification	JAM72S30 530-555/MR
Air Source Heat Pump	CAHV-R450YA-HPB

And documents received by the Local Planning Authority unless otherwise to be approved or 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 use of the 3G pitch hereby permitted outside of school hours shall only take place between the hours of 16:00 and 20:00 Mondays to Friday's, 08:00 18:00 hours Saturdays and Sundays

Reason: To protect the amenities of the occupiers of nearby properties in accordance with Policy AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan

4. 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.

5. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted to and approved in writing by the Local

Planning Authority. The scheme shall include all of the following measures unless otherwise agreed in writing by the Local Planning Authority:

- A desktop study to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.
- A site investigation shall be carried out to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been agreed in writing with the Local Planning Authority.
- A written method statement for the remediation of contamination affecting the site

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 hereby permitted, shall be occupied or brought into use until the measures approved in the scheme referred to in Condition 5 have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing 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

7. If during development works any contamination is encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then work shall cease and revised contamination proposals shall be submitted to the Local Planning Authority. The development shall not re-commence until the additional proposals have been agreed in writing 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

8. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed by a competent person for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Subject to approval of the scheme of investigation,

sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken by a competent person in accordance with a scheme and timescale to be agreed in writing by the LPA. Only material approved by the Local Planning Authority shall be imported.

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

9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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

Reason: To protect the integrity of the public sewage system and ensure the free flow of sewage.

11. The submitted Travel Plan, which sets out proposals and targets together with a timescale, to limit or reduce the number of single occupancy journeys to the site and to promote travel by sustainable modes of travel. The development shall be carried out in accordance with the travel plan.

Reason: To ensure satisfactory provision for alternative travel modes to and from the site and use of sustainable travel.

12. Notwithstanding the submitted plans, full engineering design and details of the road widening with new footway provision fronting the bus bays linking with the A4054 via the industrial access road including sections; street lighting details and surface-water drainage details 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 and implemented prior to beneficial occupation of the new school.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety.

13. Prior to its installation full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The lighting plan shall include: -
1. Details of the siting and type of external lighting to be used.
  2. Drawings setting out light spillage in key sensitive areas.
  - a) Details of lighting to be used both during construction and/or operation.

The lighting shall be installed and retained as approved during construction and operation.

Reason: To reduce the impacts of lighting in the interests of protected species and commuting corridors in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

14. All works that will result in the loss of trees, tree groups or hedgerows must be undertaken in accordance with the conclusions and recommendations of the bats and trees survey report prepared by Ecological Services Ltd dated 27<sup>th</sup> April 2023.

Reason: In the interests of minimising and mitigating the impact of the proposed development on protected species in accordance with policy AW8 of the Rhondda Cynon Taf Local Development Plan.

15. No development of land, known or suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

- a) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site including sources, pathways and receptors
  - potentially unacceptable risks arising from contamination of the site.

- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- c) the results of site investigations and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken



d) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c ) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: to ensure that the risks associated with contamination at the site have been fully considered, as controlled waters are of a high sensitivity; and where necessary remediation measures and long- term monitoring are implemented to prevent unacceptable risks from contamination.

16. Prior to first use of the development hereby approved, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority the report shall include results of sampling and monitoring carried out in accordance with the approve verification plan to demonstrate that the site remediation criteria have been met. It shall also include long term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to first use of the development approved, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems., and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

17. Prior to the first use of the development hereby approved a long-term monitoring plan for land contamination shall be submitted to and approved in writing by the Local Planning Authority: The plan shall include:
- a) Details of the methods and triggers for action to be undertaken
  - b) Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required.
  - c) Timescales for the submission of monitoring reports to the Local Planning Authority e.g. annually

- d) Details of any necessary contingency and remedial actions and timescales for actions.
- e) Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason: To ensure that measures for the necessary monitoring of controlled waters in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan

18. Notwithstanding the details submitted in support of the current application, the Construction Environment Management Plan shall be updated to address the concerns raised by Natural Resources Wales in their observations dated 12/07/2023. Such details to be agreed prior to works taking place that might be affected by the issues raised.

Reason: To ensure that necessary management measures are in place for the protection of the environment during construction.

19. Development shall not commence until a water quality monitoring plan for protection of water quality in the Nant Cae Dudwg and the River Taf has been submitted to and approved in writing by the Local Planning Authority. The water quality monitoring plan should include:

- Details of the monitoring methods
- Timescale for construction
- Timescales for the submission of monitoring and interpretive reports to the Local Planning Authority during construction
- Details of triggers for specific action and any necessary contingency actions (e.g. the need to stop work, introduction of drip trays, make use of spill kits and shut off valves).

The water quality monitoring plan shall be carried out in accordance with the approved details during the site preparation and construction phases of the development.

Reason: to ensure necessary monitoring measures are approved prior to commencement of development and implemented to manage any potential adverse impacts of construction on water quality.