

PLANNING & DEVELOPMENT COMMITTEE

25 January 2024

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/0654/15 (KL)
APPLICANT: Mr Onyejiukwa
DEVELOPMENT: Variation of condition 1 of planning permission 17/1351 (Proposed erection of 8 No. 3 bed dwellings) to allow a further 5 years for the commencement of development (Preliminary Ecology Survey rec. 03/11/23)
LOCATION: LAND AT SALISBURY ROAD, ABERCYNON, MOUNTAIN ASH, CF45 4NU
DATE REGISTERED: 22/06/2023
ELECTORAL DIVISION: Abercynon

RECOMMENDATION: Approve

REASONS:

Although there has been a change in national planning policy since the approval of the previous outline consent (ref. 17/1351/10), the main thrust of planning policy remains the same in that residential development is supported within sustainable locations and within defined settlement boundaries. Nothing has changed in terms of the position of the site in that it remains within the settlement boundary of Abercynon and it is therefore still considered to be a highly sustainable location. As such, the proposal is still considered to be acceptable in principle. Furthermore, in the absence of a change in circumstance at the site and lack of objections from consultees, the greater weight lies in favour of granting approval for an extension of the timescale in which the development may commence.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

This application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks to vary condition 1 of a previous full planning consent (planning permission ref. 17/1351) for the construction of 8 no. three bedroom dwellings with

associated off-street parking and amenity space on land at Salisbury Road, Abercynon.

The original application was approved by the Planning and Development Committee on 02 July 2018. A number of conditions were attached to the consent with condition 1 of the permission being as follows:

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.

This current application seeks to vary the condition to allow a further five years for the development to commence.

The original permission included 8 no. three bedroom split-level dwellings at the site. The dwellings would be arranged in 4 no. semi-detached pairs across the site with two-storey front elevations facing toward Salisbury Road to the north-west. Due to changes in topography at the site, the rear elevations would be three-storey with the lower ground floor opening out onto rear private gardens.

Each dwelling would incorporate an integral garage and off-street car parking to the front.

External materials would consist of a mixture of stone and render to the walls with the roof being clad with artificial slate. The windows and doors would be powder-coated aluminium.

The application is accompanied by the following:

- Coal Mining Risk Assessment
- Preliminary Ecological Assessment

SITE APPRAISAL

The application site relates to a vacant parcel of land which is situated to the south-eastern side of Salisbury Road in the settlement of Abercynon. The site has an area of approximately 0.13 hectares and is steeply sloping with ground levels falling away from the front boundary at Salisbury Road towards a service lane at the rear. Boundary treatments currently consist of hoarding to all four sides however, this has become dilapidated in recent years with several gaps and openings visible in various parts.

From a review of previous Street View images, it is understood that the site was previously well-covered with numerous trees and vegetation however, this was completely cleared at some point prior to the submission of the original application.

Some vegetation has since re-established at the site however, it mostly consists of cleared ground with areas of rubble, earth and debris.

The surrounding area is predominantly residential in character with two-storey terraced properties being situated opposite the site on Salisbury Road and in Aberdare Road to the rear of the site. Detached properties are situated further along Salisbury Road to the north-east and south-west of the site. Due to topographical changes in the area, properties to the north-west and south-east are situated at a higher and lower ground level to the site (Salisbury Road and Aberdare Road respectively).

PLANNING HISTORY

The following planning applications are on record for this site (in the last 20 years):

17/1351	Land at Salisbury Road, Abercynon	Proposed erection of 8 No. 3 bed dwellings with associated off street parking and amenity space.	Granted 02/07/18
17/0554	Land at Salisbury Road, Abercynon	Proposed erection of 10 no. 3 bedroom dwellings with associated off-street parking and amenity space	Refused 07/08/17
15/0985	Land to the east of Salisbury Road, Abercynon	4 no. pairs of semi-detached dwellings (8 dwellings)	Granted 31/12/15
14/0920	Land between Salisbury Road and Aberdare Road, Carnetown, Abercynon	Construction of 1 pair of split-level semi-detached dwellings with associated works including parking provision for 4 cars	Refused 24/09/14
13/0906	Plots 2 & 3, Land at Salisbury Road, Abercynon	Construction of detached residential dwellings	Granted 21/01/14
10/0939	Plots 1 & 4, Land at Salisbury Road, Abercynon	Construction of 2 no. split-level detached residential dwellings with access and parking	Granted 22/11/10
08/0084	Land at Salisbury Road, Abercynon	Outline application for residential development	Granted 16/04/08

PUBLICITY

The application has been advertised by means of direct neighbour notification letters and through the erection of site notices at both Salisbury Road and Aberdare Road.

One letter of objection has been received in relation to the proposal and is summarised as follows:

Residential Amenity

- Loss of daylight and overshadowing would occur as a result of the two-storey dwellings proposed.
- Loss of privacy as the two-storey dwellings would look directly into properties on Salisbury Road.
- The developer has a fence around the building site which has caused detrimental impact to Salisbury Road during the winter when the sun is lying low. The road is like an ice-skating ring until about 2/3pm.

Environmental Impact

- The carbon footprint of existing properties in Salisbury Road would be increased due to heating and lighting being on longer as the benefits of natural heat and light provided by the sun would be lost.

Traffic and Parking Impact

- The plans show the properties will have a garage along with a drive. In reality, not many people keep vehicles in garages, especially when the drive is directly in front.
- Residents are likely to park one vehicle on the drive and another on the road, along with works vans, which will displace current residents or create a fight for parking spaces which does not currently exist.
- The potential parking will inhibit access for emergency services.
- A query is raised on whether the turning area to swing a car in and out of the proposed homes would be sufficient, given that current residents park outside their homes on the street.
- The street does not seem equipped to cope with the potential increase of extra vehicles being parked along it.
- There would be an increase in noise levels and traffic in the area.

Site Access/Japanese Knotweed

- The developer has recently been treating Japanese Knotweed on the site and, due to the road layouts and access to the site, they've had to park a main vehicle on Aberdare Road to offload a digger and small dumper truck, then drive up to the site via Elizabeth Street, Bradley Street and Salisbury Road.
- These vehicles have left the road surface damaged and with plenty of mud, which is concerning given the nature of the work being carried out.
- There is concern that the mud trails left behind could contain Japanese Knotweed, which will contaminate all the affected streets.
- This raises the question of how the developer will be able to bring building supplies for eight houses without damaging the surrounding area.

Flooding Potential

- The site will be mostly concrete which will displace run off and rainwater and could cause flooding to the streets below and alongside the site.
- An example of similar situation in Plantation Road (Abercynon) where water runs down the road like a stream and disperses down Well Street and through the garden of a house on Mountain Ash Road. The water exits alongside the house onto the main road and down onto Herbert Street. It is suggested that two new-build properties on the corner of Well Street is the cause of the increased run-off.

General

- Eight three-storey houses seems excessive as it would double the homes on that particular part of the street with no expansion to any current infrastructure.
- The site does not seem practical or feasible for the development proposed as if it was, then it would have already been built on during the past 5 years.
- The developer seems to just scratch around on site and are potentially making a bad situation worse, especially in relation to Japanese Knotweed.
- The properties are not in-keeping with the area.

CONSULTATION

The following consultation responses have been received (summarised):

Coal Authority: No comments to make regarding the proposal to extend the period to commence development.

Ecology: No objection, condition recommended for details of all ecological mitigation and enhancement measures (to include swift bricks incorporated into the properties with a minimum of 6 in clusters of 3).

Flood Risk Management: No comments to make regarding the proposal to extend the period to commence development.

Glamorgan-Gwent Archaeological Trust: No comments to make regarding the proposal to extend the period to commence development.

Highways and Transportation: No objection, subject to the re-imposition of previous planning conditions.

National Grid: Advises that the applicant will be required to make a separate application to National Grid if a new connection or service alteration is required.

Natural Resources Wales: No comments to make regarding the proposal to extend the period to commence development.

Public Health and Protection: No comments to make regarding the proposal to extend the period to commence development.

Structural Engineer: The development will be approximately 1m away from a RCT footpath (steps) with adjacent retaining wall structure which supports private ground at the edge of the site. A condition is therefore recommended for a further section to be provided through the steps to ensure that the foundations don't surcharge or affect the wall.

Welsh Water: No objection to the variation of condition however, the comments made in relation to the original application are reiterated.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within the defined settlement boundary of Abercynon and is unallocated. The following policies are considered to be relevant in the determination of this application:

Policy CS1 (Development in the North): sets out criteria for achieving strong sustainable communities including, promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1 (Supply of New Housing): sets out the criteria for new housing proposals, commenting that the provision of new dwellings will be met by a number of methods, including the development of unallocated land within the defined settlement boundaries.

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

Policy AW5 (New Development): sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 (Design and Placemaking): requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW8 (Protection and Enhancement of the Natural Environment): seeks to ensure that the areas natural heritage is preserved, enhanced and protected from inappropriate development.

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

Policy NSA10 (Housing Density): requires a minimum density of 30 dwelling per hectare.

Policy NSA12 (Housing Development Within and Adjacent to Settlement Boundaries): set out the criteria for development within and adjacent to settlement boundaries.

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 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

Supplementary Planning Guidance

Design and Placemaking
Nature Conservation
Planning Obligations
Access Circulation and Parking

National Guidance

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

Planning Policy Wales Edition 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

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

It is also considered the proposed development 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.
- Policy 9 – Resilient Ecological Networks – green infrastructure/ecology

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 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

The key consideration in the determination of this application is that planning policy remains supportive of the proposed development within the terms laid down by the adopted Rhondda Cynon Taf Local Development Plan.

Applications made under 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, if planning permission is to be renewed, the extent and nature of all the previous conditions and amend them to reflect current circumstances and requirements.

In this instance, the applicant is seeking to extend the period of time within which the development can commence. In such circumstances, it is appropriate to consider whether there has been any change in policy or any other material circumstance that might affect the proposal; however, it is not appropriate to challenge the heart of the consent itself.

The Local Development Plan (LDP) remains the key policy consideration in this application however, national policy has changed since the approval of the original application with the publication of PPW11 and Future Wales – The National Plan 2040, both of which place a much greater emphasis on the need for sustainable development. There is still a clear emphasis for residential development in sustainable locations and within defined settlement boundaries and nothing has changed in terms of the position of the site in that it remains within the defined settlement boundary for Abercynon, or in terms of the nature of the development, and the proposed is still considered to be acceptable in principle. Furthermore, with the lack of objection from consultees, greater weight lies in favour of granting approval for an extension of the timescale in which the development may commence.

The application to renew planning permission for this development has drawn one letter of objection from the public which primarily relate to the impact of the proposal upon the amenity and privacy of existing residential properties, highway safety and parking, drainage and environmental factors. These issues, amongst numerous others, were fully considered in the approval of the original consent and no objections have been raised by the relevant consultees during the consultation exercise carried out for the current application.

It must also be noted that the original application was not supported by an Ecological Assessment as the site had already been largely cleared prior to that application being submitted. In the intervening period between that application being determined and the submission of this current application, some vegetation has re-established at the site and the Council's Ecologist considered that a Preliminary Ecological Assessment would be required to support this application in order to fully consider whether the site has any ecological value and whether any mitigation and enhancement measures are required. A Preliminary Ecological Survey was subsequently submitted and reviewed by the Council's Ecologist. The comments received indicate that the report is an appropriate assessment which identifies that whilst the site has some species and habitat use and potential, there are no overriding ecological reasons for refusing planning permission or requiring more detailed ecology assessments. As such, no objection is raised to the proposal, subject to a condition being imposed to secure details of all ecological mitigation and enhancement measures.

Furthermore, since the approval of the original application, a standard condition in respect of gigabit broadband is required for all successful planning permissions for new dwellings and this has been added accordingly.

A further condition has also been recommended by the Council's Structural Engineer to secure details to demonstrate that the new foundation to support the gable wall and upper ground floor do not surcharge the existing retaining walls adjacent to the public footpath (steps).

Further Objections Raised by the Public

As indicated above, one letter of objection has been received in respect of this current application however, the letter mostly raises the same concerns as in the previous application and these were fully considered and addressed in the determination of the original consent. The objector raises just one new concern and that is that it is not feasible to develop the site, as if it was, then it would have been developed following the approval of the original consent. Whilst this is a valid point given the topography of the site, the feasibility of developing sites is not a material planning consideration and it is assumed that the developer will have investigated this prior to purchasing the site/going to the expense of formulating a planning application. As such, the Local Planning Authority must consider and determine any application that is submitted.

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 the CIL Regulations 2010 as amended, However, the application lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable and therefore no CIL is payable.

Conclusion

Although there has been a change in national planning policy since the approval of the previous outline consent (ref. 17/1351/10), the main thrust of planning policy remains the same in that residential development is supported within sustainable locations and within defined settlement boundaries. Nothing has changed in terms of the position of the site in that it remains within the settlement boundary of Abercynon, and it is therefore still considered to be a highly sustainable location. As such, the proposal is still considered to be acceptable in principle. Furthermore, in the absence of a change in circumstance at the site and lack of objections from consultees, the greater weight lies in favour of granting approval for an extension of the timescale in which the development may commence.

RECOMMENDATION: Approve, subject to conditions

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

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

2. The development hereby approved shall be carried out in accordance with the approved plan nos. 491-002C; 491-003C; 491-004C and 491-005B and documents received by the Local Planning Authority on 20/06/23 and 03/11/23 unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. Notwithstanding the provisions of schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions or alterations shall be erected or undertaken other than those expressly authorised by this permission.

Reason: In the interests of the privacy and amenity of the neighbouring properties closest to the site, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the details of the approved plans, no 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 the levels and gradients of all landscaped areas, 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.

5. 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.

6. Notwithstanding the details of the approved plans, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. The development shall only be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. Building operations shall not be commenced until samples of all external materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. All materials used shall conform to the samples so approved.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

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

9. Before the development is brought into use the means of access, together with the parking facilities, shall be laid out in accordance with the submitted plan 491-002C and approved by the Local Planning Authority.

Reason: In the interests of highway safety. To ensure vehicles are parked off the highway, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. Notwithstanding the details shown on the submitted plans, development shall not commence until full engineering design and details of the road widening

to 5.5m including tie in details, surface water drainage details, 2.0m footway and vehicular crossovers details have been submitted to and approved in writing by the Local Planning Authority. The works shall be provided in accordance with the approved details prior to the beneficial occupation of the first dwelling and shall be retained as such thereafter.

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

11. Any boundary wall fronting the site shall be no more than 0.9m above ground level in height and shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into beneficial use. The development shall be retained as such thereafter.

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.

12. The parking areas shall be constructed in permanent materials, the details of which shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall only proceed in accordance with the details and shall be retained as such thereafter. The area shall be retained for the purposes of parking only.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. The garages, hereby approved, shall be used as garages for purposes ancillary and incidental to the use of the dwellings and at no time shall any garage be converted to a room or living accommodation to be enjoyed as part of the dwelling.

Reason: In the interests of highway safety. To ensure vehicles are parked off the highway, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

14. Notwithstanding the details of the approved plans, the garages hereby approved shall be fitted with a roller shutter door which will not open out obstructing the car parking space. The development shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequacy of the proposed development. To ensure vehicles are parked off the highway, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. Surface water run-off from the proposed development shall not discharge onto the public highway or be connected to any highway drainage system unless agreed in writing by the Local Planning Authority.

Reason: To ensure the adequacy of the proposed development. To ensure vehicles are parked off the highway, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

16. All construction traffic used as part of the development shall access / egress the site via Salisbury Road and Elizabeth Street with HGV traffic restricted to 09:00am to 16:30pm weekdays, 09:30am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

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

17. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

18. No development shall take place until a Wildlife and Habitat Protection Plan has been submitted and approved in writing by the Local Planning Authority. The plan shall include:

- i) A plan showing wildlife/ habitat protection zones;
- ii) Details of development and construction methods within the wildlife and habitat zones and measures to be taken to minimise the impact of any works;
- iii) Details of phasing of construction to avoid periods of the year when sensitive wildlife and species could be harmed;
- iv) Details of specific species mitigation measures for reptiles, birds, and bat measures; and

Persons responsible for:

- a) Compliance with planning conditions relating to nature conservation (Ecological Clerk of Works);
- b) Installation of physical protection measures and management during construction;
- c) Implementation of sensitive working practices during construction;
- d) Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction;
- e) Specific species and Habitat Mitigation measures;
- f) Provision of training and information about the importance of the 'Protection Zones' to all construction personnel on site.

The development shall only proceed in accordance with the approved details and shall be maintained as such throughout the duration of the development.

Reason: In the interests of the ecological value of the site in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

19. Prior to the commencement of development, a non-native and invasive species management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i) a full site survey to identify all areas of non-native and invasive species on the site and
- ii) details of the timing, specification and methodology for the eradication and control of all non-native and invasive species identified on the site.

The development shall only proceed in accordance with the approved details and shall be maintained as such thereafter.

Reason: In the interests of the natural environment value of the site, in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

20. Prior to any works commencing on site, details of a section through the end gable wall of the plot to the south-west to the retaining wall/steps to the south-west of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the new foundation to support the gable wall and upper ground floor do not surcharge the existing retaining walls adjacent to the public footpath (steps), in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

21. No development shall commence until a scheme for biodiversity enhancement 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: Future Wales requires all development to maintain and enhance biodiversity.

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

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

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