

PLANNING & DEVELOPMENT COMMITTEE

07 March 2024

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 23/1244/10 (GH)
APPLICANT: RHA Wales
DEVELOPMENT: Development of 18 affordable dwellings, car parking, landscaping, sustainable drainage and associated works (Revised plans, to include solar panels on dwellings, received 13th December 2023. Revised Site Layout Plan, Soft Landscaping Details and Green Infrastructure Statement, Landscape Specification and Management Plan received 14th February 2023)
LOCATION: LAND TO THE EAST OF EAST STREET, TYLORSTOWN, FERNDALE
DATE REGISTERED: 14/02/2024
ELECTORAL DIVISION: Tylorstown and Ynyshir

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW AND A SECTION 106 AGREEMENT:

REASONS: The application site is located within the settlement boundary where new residential development is supported in principle by both Planning Policy Wales 12 and the Local Development Plan.

The design and layout of the development would make efficient and attractive use of the site and in contributing to the shortfall of quality affordable housing, would be sympathetic to the existing neighbouring land uses.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

Full planning consent is sought for the construction of an affordable housing development on a piece of land at East Street, Tylorstown.

This residential scheme has been submitted on behalf of Rhondda Housing Association and eighteen dwellings of the following types are proposed:

- 3 x two-bedroom houses
- 3 x three-bedroom houses
- 2 x four bedroom houses
- 8 x one-bedroom apartments
- 2 x two bedroom apartments

The development would be aligned with the public highway along East Street with direct access for pedestrians and vehicles to each property. A new pavement and vehicular crossovers are proposed along this part of the site boundary.

The three blocks of apartments, all two storey, would be constructed at the northern end of the site and in addition to a small courtyard car park, would have a communal garden area as well as space for drying and separate cycle and bin stores.

Each of the houses would have parking and a small garden area to the front, with larger enclosed gardens to the rear. All of the site area would benefit from a landscaping plan and sustainable drainage features, including swale and rain gardens, as part of the surface water drainage strategy.

In terms of their appearance, all the new buildings would be of a modern character and relatively simple form. External finishes, which would apply to all dwelling types, would comprise masonry to the ground floor elevations, with contrasting fibre cement cladding to the first.

In addition to the plans and elevation drawings accompanying the application, the following supporting documents have been submitted:

- Design and Access Statement
- Arboricultural Impact Assessment and Tree Survey
- Preliminary Ecological Appraisal
- Green Infrastructure Statement, Landscape Specification and Management Plan
- Reptile Survey
- Pre-Application Consultation (PAC) Report

SITE APPRAISAL

The application site is an irregular-shaped parcel of land, of approximately 0.32 hectares, which is located on East Street, close to its junctions with Hirwaun Place, Prospect Place and Edmond's Street.

The site is on the eastern fringe of Tylorstown and is both within and adjacent to the defined settlement boundary. Both it and the surrounding area are part of a Registered Landscape of Outstanding Historic Interest in Wales.

The land slopes away from the level of the highway of East Street towards the direction of the Rhondda Fach River and levels to a flatter area before falling away again to the east. Previously the site comprised grassland, scrub and a handful of trees, although the site has been subject to some clearance work in previous years.

The majority of the development closest to the site comprises Victorian-era dwellings and these are located on the opposite side of East Road and at Edmondes Street to the south. The Rhondda Fach Leisure Centre occupies the neighbouring site to the north, whilst that to the east, beyond the settlement boundary, is open countryside.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

- 23/5042/41:** Pre-application advice: Residential development of 18 dwellings and associated works. Decision: 05/02/2023, Raise No Objection.
- 22/0777/39:** Non Material Amendment to boundary treatments including reptile area to bottom of gardens and minor changes to fence lines and paths 21/0245/15 (original consent 16/0070/10) (Amended description 10/08/2022). Decision: 12/09/2022, Grant.
- 21/1196/10:** 4no. detached 4B/7P detached houses with integral garages, widening of street pavement (Landscape Design Statement received 31/8/21, Preliminary Ecological Assessment received 3/12/21, reptile Survey received 23rd May 2022 and revised site layout plan received 20th June 2022). Decision: 13/09/2022, Grant.
- 21/0245/15:** Extension of condition 1 - 5 year time limit (prev. app. 16/0070/10). Decision: 14/04/2021, Grant.
- 17/0442/15:** Variation of condition 2 (approved plans) of planning ref: 16/0061/10. Decision: 06/07/2017, Grant.
- 16/0979/38:** Discharge of Conditions 3 (Site Investigations Geo-Tech), 4 (Landscaping), 6 (Materials), 7 (Geo-Env), 10 (Drainage), 13 (1.8m Footway/Vehicular Cross-over) and 14 (Traffic Management and Wheel-Washing) of application (16/0061). Decision: 09/05/2017, Grant.
- 16/0070/10:** 5 no. houses (4 x 3B, 1 x 4B) and new private access points off East Street. Decision: 07/07/2016, Grant.

16/0061/10: Erection of a 4 bedroom dwelling, detached double garage and detached garage block of 4 garages for private rental. Decision: 08/04/2016, Grant.

05/1842/13: Residential Development (additional information received 31/10/05). Decision: 04/04/2006, Grant.

PUBLICITY

The application has been advertised by direct notification to eighteen neighbouring properties and notices were displayed on site.

Furthermore, in accordance with the Development Management Procedure Order (Wales) the relevant press notice was published on 27th November 2023 identifying that the proposal comprises major development.

One letter of objection has been received which can be summarised as follows:

- This would not be good for the area as previous developments at Penrhys, Hendrefadog and Sunny Hill have shown. Of all these areas that the Council has been involved with only part of Penrhys is left. People have been moved from outside Wales to live in RCT. The Council doesn't look after people from the RCT area and it's not fair on the people of East Street to have their view taken away.

CONSULTATION

Highways and Transportation

No objection, subject to conditions relating to engineering design and a construction method statement.

Flood Risk Management

No objection subject to a condition in respect of surface water disposal.

Public Health and Protection

No objection. Conditions are recommended in respect of noise, dust, waste and lighting. However, these matters can either be dealt with under the scope of existing public health legislation or will be covered as part of the Construction Method Statement sought by a separate condition.

Dwr Cymru Welsh Water

No objection, subject to a condition regarding foul water and an informative note.

National Grid

A new connection or service alteration will require a separate application to the National Grid.

South Wales Fire and Rescue Service

No objection, noting the developer should also consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.

Countryside Section – Ecologist

No objection, subject to a condition to secure biodiversity enhancement and landscape details for approval.

South Wales Police

Comments were previously provided in response to an earlier pre-application 23/5042/41 submission. A number of recommendations were made which have all been incorporated within the planning application. South Wales Police is happy with the new plan and have no further comments to make.

Tree Officer

No major impacts or issues are foreseen since the trees and species are relatively insignificant on this site.

Housing Strategy Team

This social rented scheme has been designed by RHA Wales in dialogue with the Council's Housing Strategy Team to help address the need for additional affordable housing within Tylorstown. The unit mix and tenure proposed are in accord with the Local Housing Market Assessment 2022/37, and, as such, this proposal satisfies Policy NSA11 of the adopted Local Development Plan

No other consultation responses have been received within the statutory period.

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 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.

The application site lies within the settlement boundary for Tylorstown.

Policy CS1 - sets out the strategy approach for the Northern Strategy Area of the County Borough. The focus of the strategy is on building strong, sustainable communities and promoting residential development in locations which reinforce the roles of the Principal Towns and Key settlements. The policy references encouraging the protection of the historic built heritage and the natural environment.

Policy CS4 - Housing requirements: sets out the housing requirement figure for the plan period.

Policy CS5 - identifies that there is a need to provide 1770 affordable housing units over the plan period.

Policy AW1 - outlines how the housing land requirement will be met, which includes the development of unallocated sites within the defined settlement boundaries.

Policy AW2 - seeks to ensure that development is in sustainable locations. The policy sets out criteria which defines these locations, these include but are not limited to the following:

- Are within the defined settlement boundary.
- Would not unacceptably conflict with surrounding uses.
- Have good accessibility by a range of transport options.
- Have good access to key services and facilities.
- Support the roles and functions of the principal towns, key settlements and smaller settlements.

Policy AW5 - identifies the appropriate amenity and accessibility criteria for new development proposals; it expressly states that the scale, form, and design of the development would have no unacceptable effect on the character and appearance of the site and the surrounding area. There should also be no significant impact upon the amenities of neighbouring occupiers and should, where appropriate, retain existing features of natural environmental value.

Policy AW6 - supports development proposals that are of a high standard of design that reinforce attractive qualities and local distinctiveness. Proposals must also be designed to protect and enhance biodiversity, and landscaping and planting should be integral to the scheme. The policy also supports design that promotes good water management.

Policy AW8 - seeks to protect the natural environment from inappropriate development. Development proposals will only be permitted where they would not cause harm to the features of a designated site, and where there would be no

unacceptable impact upon landscape and nature conservation, and ecological networks.

Policy AW10 - prevents development which could cause or result in a risk of unacceptable harm to health or local amenity due to land instability, contamination, noise and air pollution, or any other identified risk to local amenity and public health.

Policy AW14 - safeguards mineral resources from development that would sterilise them or hinder their extraction, including areas where coal reserves are indicated on the LDP proposals map.

Policy NSA10 - Housing density: permits proposals where the net residential density is a minimum of 30 dwellings per hectare.

Policy NSA11 - the provision of at least 10% affordable housing will be sought on sites of 10 units or more.

Policy NSA12 - permits housing development within the settlement boundary providing it is accessible to local services by a range of sustainable transport modes, does not adversely affecting the highway network or provision of car parking in the surrounding area, and does not affect the provision of open space.

Supplementary Planning Guidance

- Delivering Design and Place-making
- Access, Circulation and Parking Requirements
- Affordable Housing
- Planning Obligations
- Nature Conservation
- Development of Flats

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 12 (PPW) was issued on 7th February 2024 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National Development Framework for Wales (NDF), WG's current position on planning policy at regional and national level.

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

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

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

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 2: Planning and Affordable Housing;
PPW Technical Advice Note 5: Nature Conservation and Planning;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 15: Development and Flood Risk;
PPW Technical Advice Note 18: Transport;

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

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

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

Main Issues:

Principle of the proposed development

The application site is within a national growth area and the defined settlement boundary which means that development would meet the strategic aims of FW2040 and PPW12.

LDP Policies CS1 and NSA12 support the provision of residential development in the Northern Strategy Area within settlement limits. Policy AW1 sets out the housing land requirement for the plan period, and identifies that this will be met, in part, by the development of unallocated sites such as this one.

With regard to Policy AW2; this policy identifies a range of criteria to help establish whether or not a site would be a sustainable one. In this respect there are no specific environmental constraints which apply to the site and a residential use would be compatible with all of the surrounding dwellings. In addition, there are some shops and services within walking distance of the site, and there are frequent bus services along the Rhondda Fach valley.

The planning history for the site demonstrates that previous planning permissions for residential development have been granted for the whole extent of the site. Indeed, two of these permissions, which would enable the construction of 9 detached houses, are still live; hence they are considered to carry significant material weight in favour of the proposal.

With regard to the National Sustainable Placemaking Outcomes which are set out within Chapter 2 of PPW12, the development would make use of existing infrastructure and local services, whilst providing homes to meet local need at an appropriate density. In addition, the development would be of high quality, by virtue of it having to comply with WDQR standards and has demonstrated that it could deliver a biodiversity net benefit.

Consequently, the site is considered to be a suitable and sustainable location and the aforementioned LDP policies indicate that there would be a presumption in favour of the principle of residential development, subject to consideration of the other relevant material matters outlined below.

Impact on the character and appearance of the area

The proposed site layout would align the new properties with the adjoining highway to the west and north. It is recognised this makes for straightforward vehicular and pedestrian access to most plots, without having to set aside more of the site surface area for infrastructure.

Both houses and flats would have access to either private or communal external space and it is noted that the remaining land to the rear would be set aside for ecological reasons or to enable the inclusion of SuDS features.

It is also noted that all of the properties are set back from East Street. This will enable some soft landscaping to the front of properties, which will benefit the street scene and also creates sufficient room for both parallel and in tandem off-street parking spaces.

In terms of design and scale the new properties would be two-storey and of a comparable scale to the existing built environment. External elevations would comprise a mixture of Bradstone blocks, with fibre cement cladding to the first floor levels, which should ensure that the development would have some visual interest.

Although the style of the properties is distinctly modern, it is considered that the development would be an appropriate and attractive addition to the local area.

Impact on neighbouring occupiers

In the absence of any immediate neighbouring properties to the northern, eastern and southern boundaries of the application site, the key consideration is how the development would relate to the existing dwellings on the opposite side of East Street.

Although the sole objector was concerned about the loss of a view, this is not a planning matter. Nonetheless, how the development would affect the outlook of existing neighbours, is a material consideration.

Whilst residential outlook towards the west would be altered, the site layout and section drawings provided by the Applicant demonstrate that there would be anywhere between 16m and 18m between opposing new and extant elevations, with both being at a similar ground level. Those distances are a little less than the 21m rule of thumb guide, which is often used as an indication of whether mutually intrusive views are likely to occur.

However, the street elevation drawing shows that the new properties would be reasonably well spaced along East Street, which would be less impactful than a continuous long elevation like a terrace, since the gaps would provide views between properties and help to avoid an unacceptable sense of overbearing or dominance of outlook.

In addition, it is recognised that much of the surrounding Victorian development in Tylorstown, including further along Edmond Street demonstrates a pattern of terraced dwellings face-to-face which are separated by no more than the width of the highway and pavements.

Lastly, in terms of any other third party amenity considerations, it is noted that the surrounding properties comprise mostly residential land uses, which taken together with the proposed scale and siting of the new dwellings, would not present any issues pertaining to unacceptable harm to outlook or incompatibility.

Therefore, although the development would represent a considerable change to outlook for existing residents at this part of East Street, it is considered that the impact on amenity and privacy would not be detrimental to a level which would justify a recommendation of refusal.

Ecology, Biodiversity and Green Infrastructure

The Council's Ecologist has confirmed that the initial landscaping plan has been amended to include a reptile mitigation area and has removed *Salix lanata* from the

soft landscaping proposals; both of which are considered acceptable from an ecology perspective.

The Green Infrastructure Statement has also been revised to take account of grassland management, in respect of these areas having, after the first year, a single late cut. This also includes the raking up and collecting the cut grass for removal, which the ecologist considers to be essential management.

In addition, the importance of management of the reptile area is emphasised, and the suggested approach is that a mosaic cut is undertaken, with half the area cut and carefully raked up in late summer in odd numbered years, and the other half managed in the same way in even numbered years.

On this basis, the Ecologist has advised that the application is acceptable from a biodiversity perspective subject to a condition to ensure the development is carried out in accordance with the measures outlined in the Soft Landscaping Details, Reptile Survey and combined Green Infrastructure Statement, Landscape Specification and Management Plan.

Access and highway safety

The proposed development would be served from East Street, Tylorstown which has a carriageway width which varies between 6.4m-7.4m with no parking restrictions and speed reducing features reducing speeds to in the region of 20mph.

Since East Street provides access to the junior school nearby, a condition restricting construction HGV movements during pick up and drop off has been suggested. In addition, an uncontrolled crossing point at the bell mouth of Prospect Place could be required and such details can be addressed as part of the detailed design process via condition.

The Councils SPG for Access, Circulation & Parking identifies that the proposed development would be seven spaces short of the maximum standards. Nonetheless, since the most recent Census information shows that residents of social housing have much lower levels of car ownership, and the development would be sustainably located, the provision would be acceptable. Any short-term visitor parking could be accommodated on-street.

Drainage

Dwr Cymru Welsh Water (DCWW) has advised that it was previously informed of the proposed development during PAC consultation and that capacity is currently available in the water supply system to accommodate the development.

It is acknowledged that the intention is to discharge the surface water via infiltration with any exceedance flows directed towards the river bank and that foul flows from the

proposed development can be accommodated within the public sewerage system, at the specific point identified in the recommended condition.

The Council's Flood Risk Team has confirmed that the development would require an application to the Sustainable Drainage Systems (SuDS) Approval Body (SAB) and that the site does not fall within an area of surface water flood risk.

However, a condition is recommended for the submission of surface water drainage details since although the application indicates that the proposed surface water drainage will be designed to accommodate a 100 year +40% climate change storm event, calculations to evidence this have not been provided at this stage.

Other Matters

With regard to the other issue raised by the objector to the scheme, no material weight has been given to the merits of historical local authority housing schemes in unrelated locations, whether considered successful or not.

This modest application, on behalf of Rhondda Housing Association, is required to meet the relevant national and local planning policy tests outlined further above and, in that regard, has been considered to be acceptable.

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 site lies within Zone 1 of Rhondda Cynon Taf's Residential Charging Zones, where a nil charge is applicable. Therefore, no CIL would be payable.

Section 106 Contributions / Planning Obligations

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

The Community Infrastructure Levy (CIL) Regulations 2010, with effect from 6 April 2010, state that a planning obligation (under S.106) may only legally constitute a reason for granting planning permission if it is:

1. necessary to make the development acceptable in planning terms,
2. directly related to the development; and,

3. fairly and reasonably related in scale and kind to the development.

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

The Section 106 requirements in this case

In this case the proposed development, on behalf of the Registered Social Landlord Rhondda Housing Association, would provide 100% affordable housing for social rent.

Therefore, a S106 agreement will be required for the following:

- i) To ensure that the dwellings are established and maintained as affordable units, for the continued purpose of meeting identified local housing needs. Additionally, the reduced off-street parking provision, compared with the Council's SPG for Access, Circulation and Parking, has been considered acceptable on the basis that residents of social housing demonstrate lower levels of car ownership.
- ii) to secure an off-site recreation contribution of £18,000 (£1,000 per dwelling) to the upgrading of the existing play area at Edmondes Street, in accordance with the Council's SPG for Planning Obligations.

Conclusion

The proposed scheme would result in a small housing development which would help to address local needs, as set out within the Local Housing Market Assessment, and which would help to create an attractive street scene.

The impact of the development upon the residential amenity of the surrounding neighbouring properties and existing residents would be considered to be acceptable and the scheme could be delivered without detriment to highway safety.

In addition, the development would provide a biodiversity net gain and appropriate consideration has been given to green infrastructure.

The application is therefore considered to comply with the relevant policies of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW AND A SECTION 106 AGREEMENT:

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

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

2. The development hereby approved shall be completed in accordance with the approved drawings and documents:

- A002 Site Layout Rev. K
- A004 Site Sections Rev. F
- A005 Type 1 Rev. D
- A006 Type 2 Floor Plans Rev. D
- A007 Type 2 Elevations Rev. D
- A008 Type 3 Rev. D
- A009 Type 4 Rev. D
- A010 Type 5 Rev. D
- A011 Type 6 Rev. D
- A012 Type 7 Rev. D
- Detailed Soft Landscape Proposals TDA.2883.01(Rev. C)

and details and documents received on 31st October 2023, 13th December 2023 and 14th February 2024, 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. No development shall take place, other than site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:

- a) the means of access into the site for all construction traffic,
- b) the parking of vehicles of site operatives and visitors,
- c) the management of vehicular and pedestrian traffic,
- d) loading and unloading of plant and materials,
- e) storage of plant and materials used in constructing the development,
- f) wheel cleansing facilities,
- g) the sheeting of lorries leaving the site,
- h) hours of operation,
- i) measures for the control of noise from demolition and construction,
- j) site lighting during demolition and construction,

k) measures for the suppression of dust

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

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

4. No development shall take place, other than site clearance, until full engineering design and details of the site boundary set back to provide for a 2m wide footway / vehicular crossover, complete with un-controlled crossing facilities, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

5. No development shall take place, other than site clearance, until a scheme for the management of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall evidence the development would comply with the requirements of Section 8.3 of PPW Technical Advice Note 15.

Reason: To ensure that surface water runoff from the proposed development does not cause or exacerbate the flood risk on the development site or elsewhere in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place, other than site clearance, until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings 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.

7. Prior to beneficial occupation, the parking and turning facilities shall be laid out in accordance with the approved plans; and the car parking spaces shall be surfaced in permanent material and remain for the parking of vehicles in association with the proposed thereafter.

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

8. All planting, seeding or turfing comprised in the approved plan 'Detailed Soft Landscape Proposals TDA.2883.01(Rev. C) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 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.

Thereafter the development shall be managed in accordance with the Section 9 of the Reptile Survey (report by Just Mammals, dated May 2022) and Green Infrastructure Statement, Landscape Specification & Management Plan (report by TDA, dated July 2023 and updated February 2024).

Reason: In the interest of biodiversity and the natural environment in accordance with PPW 12 and Policies AW6 and AW8 of the Rhondda Cynon Taf Local Development Plan.

9. No surface water run-off from the proposed development shall discharge onto the public highway or be connected to any highway drainage system.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No HGVs shall access or leave the site between the hours of 08:30-09:30 am and 14:30-15:30 pm on weekdays.

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

11. Only foul water from the development site shall discharge to the public sewerage system and this discharge shall be made at manhole reference number ST01951602 located in East Street.

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 in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.