

PLANNING & DEVELOPMENT COMMITTEE

25 April 2024

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 22/0982/10 (RP)
APPLICANT: Mr & Mrs Loader
DEVELOPMENT: New cattery and dog kennels (Environmental noise assessment received 10/01/2023) (Review of Clear Acoustic Design Ltd report received 15/03/2023) .
LOCATION: TREDEGAIN FARM, PENYCOEDCAE ROAD, PENYCOEDCAE, PONTYPRIDD, CF37 1PU
DATE REGISTERED: 21/10/2022
ELECTORAL DIVISION: Graig and Pontypridd West

RECOMMENDATION: Approve

REASONS: The proposals would introduce a new use to an existing agricultural holding and would allow the applicant to diversify, which is supported by National Planning Policy requirements.

Furthermore, the new structures proposed are considered acceptable in terms of their appearance, whilst the application has demonstrated that any detrimental impacts upon residential amenity and highway safety could be acceptably managed via the use of conditions.

The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5, AW6, AW10 and SSA23).

REASON APPLICATION REPORTED TO COMMITTEE

Three or more letters of objection have been received from occupiers of adjacent neighbouring properties.

APPLICATION DETAILS

Full planning consent is sought for the development of a new cattery and dog kennels at Tredegain Farm, Pontypridd.

The application details that the new enterprise would be formed via the construction of two new buildings at the site and within the confines of what is a working farm. The site includes a number of existing farm buildings consisting of a two-storey farmhouse, a long single storey stable block, two-storey storage building and a large long barn and it is proposed to erect the two new buildings in and around these existing units, with the L-shaped cattery building positioned to the south and east of the stable block and the kennel building being sandwiched between a recently constructed agricultural barn and the storage building.

In respect of the cattery, the new building would extend to 23m in length and would project for a further 10.3m to the north-east, towards Penycoedcae Road and would encompass 16 individual cattery units, a reception area and store. The building would be block built and clad in timber, whilst the apex roof would extend to approximately 4.5m in height and would be finished within fibre cement sheeting and photovoltaic solar panels. Between the cattery building and stable block, a covered parking space would be developed so that cats can be unloaded out of the weather and would lead to an outdoor seating area. To the north-east of the cattery building, an isolation unit would be constructed for use by cats when required.

With regard to the dog kennels, the applicant has confirmed within the submission that the proposal would provide for a dog day care facility only and would not be used for overnight boarding purposes. Subsequently, no visiting dogs would be present at the application site prior to 08:00 and after 18:00 Monday to Saturday, or outside the hours of 09:00 and 17:00 on Sundays and Bank Holidays.

As noted above, the kennel building would be positioned between an agricultural barn and storage building and would allow for a maximum of 10 visiting dogs to be on site at any one time. This would be in addition to the applicant's own livestock guardian dogs.

The kennel building would consist of a structure that would be trapezoidal in shape and would measure 15m in length by 5.5m in width, with a height of 2.6m at one end rising to a maximum of 4m on its northern side. The application details that the kennel block would be similar in its construction to the cattery building with insulated blockwork utilised for the external walls and sound insulation panels fitted to reduce any attenuation from within the building. To the eastern and western sides of the kennel building, UPVC windows and doors would allow circulation to and from the unit, with the door to the western elevation allowing access to an exercise field.

The application is accompanied by the following supporting documents:

- Noise Impact Assessment (compiled by JSP Consultants)
- Reporting Figures (compiled by JSP Consultants)
- Noise Management Plan (compiled by the applicant)

In addition to the above documents, Members are advised that an objector to the scheme commissioned for and subsequently submitted their own Noise Impact Assessment (compiled by Clear Acoustic Design) and a revision to that assessment.

In response to these assessments and at the request of the Council's Public Health and Protection Section, the applicant has submitted a review document of the Clear Acoustic Design Report (via JSP Consultants) in response to issues raised within the objector's appointed consultant's report.

SITE APPRAISAL

Tredegain Farm is situated to the south of the settlement of Penycoedcae and north of Beddau. It is accessed via a driveway leading from Penycoedcae Road just a short distance to the east.

The farm unit, as a whole, amounts to approximately 5.56 hectares, although the area contained within the red line boundary represents only a portion of the site. The site incorporates sections of land closest to the farmhouse which also contains other ancillary buildings including stables, a barn, a garage and a small paddock.

By virtue of its location, the majority of the surrounding land is agricultural open countryside, although the closest receptors are located to the south-east, on the opposite side of Penycoedcae Road, being the residential units located within Tir-Mabellis House and its annexe building. Further to the north-east is the farmhouse and associated agricultural buildings associated with Tir-Mabellis Farm.

PLANNING HISTORY

21/5002/41	Pre-Application enquiry for a cattery and dog kennels	Raise no objections	12/04/2021
19/0173/10	Application for prior notification for an agricultural barn at Tredegain Farm	Prior approval not required	26/02/2019
17/1243/10	Change of use and proposed new petting farm and spa, including the construction of two self-contained holiday lets, all from the conversion and extension of two existing stable blocks, and a new residential annexe.	Refused Dismissed at appeal (on account of the residential annexe	22/02/2018 23/08/2018

		proposal only)	
17/0674/39	Non material amendment of previously approved planning application 12/0418/10 for revised fenestration and external doors resulting from alterations to the ground and first floor layout.	Approved	20/07/2017
17/0685/30	Construct a barn for lambing and to store agricultural vehicles and implements.	Prior approval not required	18/07/2017
12/0418/10	Side two storey extension with detached garage	Approved	12/02/2014

PUBLICITY

The application has been advertised by direct notification to neighbouring properties and the erection of site notices. No less than 30 letters of representation have been received as a result of both the consultation and re-consultation exercises conducted, 29 of which object to the application and one of which supports it.

However, Members are advised that not all of the objection letters have been received from persons who would be considered to be directly affected by the development, with some of the objection letters outlining residences located within Tonteg, Ynysmaerdy, Maindy (Cardiff) and Maesteg.

Members are advised that within the Tir-Mabellis complex, there are eleven residential properties split between two buildings and it is understood that these buildings house 16 residents.

Object:

- Noise pollution impacts as a result of the development;
- Issues raised as to the content of the applicant's noise impacts assessments;
- Contend that the cattery building would not act as an acoustic screen to the upper floor apartments contained with Tir-Mabellis House.
- State that the approval of the application would bankrupt a long-established rental accommodation business;

- State that a noise complaint, to the Council's Pollution & Public Health department, has already been raised with regards to the applicants' own dogs in respect of noise;
- State constant barking, emanating from the farm, can be heard when visiting Tir-Mabellis House. This is especially annoying during the summer months when outside areas are used.
- Highway safety impacts;
- Content that smells coming from the kennel and cattery would be overpowering to residents of Tir-Mabellis House;
- State should the application be approved; it would affect the quality of life of many residents and would prompt current tenancies to be re-evaluated.

Support:

- States the owners at Tredegain Farm are good neighbours who have improved the farm and are trying to make an honest living;
- State the facility would be a welcome addition to the area;
- The dogs will be day boarders only for which I have no objection.

CONSULTATION

- Highways and Transportation – No objection, subject to condition.
- Public Health and Pollution – No objection, conditions recommended.
- Dwr Cymru – No objection.
- Natural Resources Wales – No objection.
- RCT CBC Flood Risk – No objection.

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 open countryside to the north of Beddau.

Policy AW2 - promotes development in sustainable locations.

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

Policy AW6 - requires development to involve a high-quality design and to make a positive contribution to place making, including landscaping.

Policy AW10 - supports development proposals which are not detrimental to public health or the environment.

Policy CS2 - promotes sustainable growth in the southern strategy area, with growth focussed within settlement boundaries.

Policy SSA13 – development will be permitted where it is accessible to local services by a range of modes of sustainable transport.

Policy SSA23 - land at Mynydd y Glyn and Nant Muchudd Basin is identified as a Special Landscape Area (SLA).

Supplementary Planning Guidance

1. Design and Placemaking
2. Access, Circulation and Parking Requirements

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), 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.

Furthermore, given the minor scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it

is not considered the policies set out in the document are specifically relevant to this application.

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

Other relevant national policy guidance consulted:

- PPW Technical Advice Note 06: Planning for Sustainable Rural Communities;
- PPW Technical Advice Note 11: Noise;
- PPW Technical Advice Note 12: Design;
- PPW Technical Advice Note 18: Transport;
- PPW Technical Advice Note 23: Economic Development.

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 accompanying information that supports the application states that Tredegain Farm is a working farm. As such, the proposal to introduce a dog day care facility and cattery at the application site may be considered a rural diversification, which would support the agricultural holding.

National Planning Policy is also generally supportive of diversification as it is considered to strengthen the rural economy and minimise the need for occupiers of the farm to travel for employment.

It is acknowledged that the site is located outside of and distanced from the settlement boundary. The site also lacks access via public transport. Based on this, the site is considered to be positioned within an unsustainable location with regards to Policy AW2 of the Rhondda Cynon Taf Local Development Plan. However, Planning Policy Wales (PPW) recognises that although such rural diversification proposals should be located in areas that are accessible by public transport, this is not always possible and it is acknowledged that many rural diversification proposals would only be accessible by private car.

Furthermore, PPW states that whilst the protection of the open countryside should be maintained wherever possible, the expansion or diversification of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.

In the case of the current submission, the principal of the application could therefore be supported and enterprises, such as kennels and catteries, are usually found within more rural locations, such as farms.

However, in accordance with the requirements of Policies SSA23, AW5, AW6 and AW10, proposals for development may only be considered acceptable providing no adverse impacts result in terms of amenity, character and highway safety. These matters will be considered in detail in the following sections.

Impact on residential amenity and privacy

In respect of the position of the proposed cattery and dog kennels, their relationship with the surrounds and distance from the nearest receptors, it is considered that the proposals would not be significantly harmful to amenity by detriment to outlook or overshadowing.

As alluded to in the preceding sections of this report, catteries and kennels are typically situated in the countryside as it may usually be inappropriate for them to be located within settlement limits due to noise generating impacts and it is inevitable that some noise associated with the use would result as dogs are likely to bark at drop off and pick up times, within the exercise field and when they are grouped together in the kennel block.

In respect of the cattery, noise from this operation, other than from additional car movements at the site, is not a concern and the applicant has advised that animal (visiting cats and dogs) drop offs and collections would be restricted to 08:00-10:00 and 16:00-18:00 Mondays to Saturdays and 09:00-11:00 and 15:00 – 17:00 Sundays

and Bank Holidays. The applicant has also indicated that a courier service would be offered to clients, whereby a member of staff would drive to collect and drop off dogs and cats so that vehicle movement to and from the site, together with any disturbance to neighbouring residents, is minimised.

The main topic for consideration and which has drawn significant attention from the objectors to the scheme is any potential noise impacts from the dog day care operation. Within the submission the applicant has stated the siting of the kennel building has been purposely chosen to be located between two barns, with the cattery building sited between the kennel block and Tir-Mabellis House and its grounds so that these buildings provide an acoustic screen.

The application also indicates that the proposed exercise field would be situated entirely behind the existing agricultural barn and the new kennel block, for which access would be obtained from the western elevation of the kennel building. The applicant has also stated that fencing would be erected upon the southern end of the exercise area, so that dogs cannot stray south of the large barn. As such, there would be no 'line of sight' from the exercise field towards Tir-Mabellis House. Members are also advised that the applicants noise management plan indicates that exercise periods would be restricted, so that the number of dogs being walked at any one time, during the day, would be curtailed and at a worst-case scenario, the location of any dog within the exercise field to the main Tir-Mabellis House would be approximately 100m, separated by the two-storey agricultural barn, kennel and cattery buildings and the highway of Penycoedcae Road, although the exercise field would be eminently closer to the Tir-Mabellis annexe building and its westernmost amenity areas that lay adjacent to Penycoedcae Road.

As noted above, whilst there are residential properties in the vicinity of the site, they are separated from the application site by a well-trafficked road and, as such, background noise levels are already high in this location.

Notwithstanding the above, to fully understand the potential noise impacts upon neighbouring residential properties a noise impact assessment was commissioned by the applicant, to assess this in detail and to determine the existing background noise levels and predicted noise levels from the operation of the kennels. The assessment procedure was twofold, whereby the noise consultant undertook a measurement procedure within and outside the site and, in the absence of an existing kennel operation at the application site, it was necessary to utilise some previously obtained noise measurements of dog barking activity from existing dog kennels, at other facilities.

This assessment has concluded that any noise from barking dogs within the exercise field, would be well below the background noise, when taking into account any acoustic shielding provided by the large barn, storage building, new cattery building, other farm buildings and the new kennel building itself.

In terms of the construction of the kennel block, the applicants appointed noise consultant has concluded within his assessment what the acoustic attenuation characteristics of the proposed building could be; although no definitive details or structural designs of the building's construction have been provided at this stage.

However, the noise consultant (JSP Consultants) has advised that should high sound insulation panels be used, such as Kingspan KS1000 insulated panels for the walls and roof, it has been possible to provide a range of predicted noise levels. This would give a predicted freefield level of 27 decibels (dBA Leq), or if a less substantial structure with lower sound insulation values is adopted, such as 12mm thick fibreboard on a wood framework, then the predicted level increases to 29 decibels (dBA Leq), both figures of which fall below the recorded background noise, should dog barking take place inside the kennel building.

Members should note that the revised noise impact assessment submitted by the objector (from Clear Acoustic Design) presents that background noise levels have been assessed and recorded as 32 decibels (dB LA90) minimum.

Given the above, and to ensure that the freefield level of 29 decibels is not breached, a condition is recommended for a scheme of acoustic attenuation to be submitted to the Local Planning Authority, outlining the design and construction details of the kennel building, prior to the commencement of development.

Lastly, the noise consultant has acknowledged that the degree to which dog barking occurs will depend on the level of management control conducted on site. The applicant has submitted a noise management plan to this end, which includes details relating to cleaning, waste collections and staff training, the content of which would be conditioned. In addition, despite the objectors' concerns, night time noise from the kennel operation would not be an issue, as visiting dogs would not be within the confines of the farm overnight.

Consequently, based on the above, the scheme is considered to accord with the requirements of Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan, subject to conditions.

Impact on the character and appearance of the area

The application site is well screened by hedgerow and currently, there are a number of buildings located on the site of varying scale and quality.

In terms of construction, the cattery and kennel buildings would follow a simple design and would be clad in timber which would blend with the agricultural setting. The new buildings proposed would also be single storey structures and consequently, would not appear overly prominent.

From a practical point of view, it is also recognised that due to the use of the buildings proposed they must be quick and easy to clean and maintain.

As such, it is not considered that the new buildings proposed would present as incongruous features and given the isolated nature of the application site, it is not considered that the character and appearance of the site or Special Landscape Area would be unduly harmed.

Access and highway safety

A number of objectors have raised concerns as to the developments potential to cause highway safety issues in the vicinity of the site. Members are advised that the application has been assessed by the Council's Highways and Transportation section in order to determine the potential impact of the proposal on highway safety and they have raised no objection to the proposed scheme, subject to condition. In coming to their conclusion, they made the following comments.

Access

The proposed development is located off Penycoedcae Road, roughly halfway between Beddau and Penycoedcae.

Penycoedcae Road has a carriageway width 5.6m in the vicinity of the site and is subject to the national speed limit. Penycoedcae Road is substandard in terms of its horizontal and vertical geometry, lacks segregated footway facilities, adequate highway drainage and structural integrity.

The development is currently served via a 3.5m wide access to the side of the property, which extends to the existing farmyard area to the rear. The submitted proposed site plan indicates that the existing access is to be widened to 5.5m and an existing gate has been relocated approximately 18m back from the edge of carriageway. The proposals are therefore satisfactory to facilitate two-way vehicular movement and there is ample opportunity for turning within the site to ensure vehicles are able to enter and exit in a forward gear.

The applicant has facilitated an improved access; however, no details of the access to be tied in with Penycoedcae Road has been submitted and therefore, a condition has been suggested accordingly.

Vision Splays

Penycoedcae Road is subject to a 40mph speed limit. As such, in accordance with Technical Advice Note 18: Transport, the junction between Penycoedcae Road and the proposed development has vision splay requirements of 2.4m x 120m.

The submitted site plan indicates that vision to the right has been improved by removing a small boundary wall and hedge during the wintertime and it has been replaced with a fence set further back from the road and new hedging to benefit feeding and nesting birds. The submitted drawings indicate that a vision splay of 2.4m

x 190m to the left and 2.4m x 120m to the right has now been obtained which is considered acceptable.

Parking

On-site parking generated by the proposal is likely to be short stay, due to customers only picking up and dropping off their pets and the applicant has indicated that a courier service would be offered to clients. There is ample space for vehicles to park and turn on-site which is considered acceptable.

Drainage

There is concern that water run-off from the proposal may discharge onto Penycoedcae Road; therefore, a condition has been suggested accordingly.

Highways Summary

There is slight concern that the proposal may intensify traffic along Penycoedcae Road, which is substandard in terms of its horizontal and vertical geometry, lack of segregated footway facilities, lack of adequate highway drainage and structural integrity.

However, taking into consideration that the proposal improves the existing access, to provide adequate vision splays and two-way vehicular access, along with ample space for vehicles to park and manoeuvre internally, allowing vehicles to access and egress the site in a forward gear, the proposed is considered acceptable.

Therefore, based on the above, it is considered that the development would accord with the requirements of Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Drainage

The application site is not served by a public foul sewer and therefore the proposal is to be discharged through a private sewerage system via an existing cesspool. Within their consultation response Natural Resources Wales, overall, have no objection to the proposed development, providing that all foul water and/or trade effluent is directed to the existing cesspool only. Similarly, Dwr Cymru have raised no objection to the proposal.

In terms of surface water drainage, the Councils Land Drainage Section, as Lead Local Flood Authority, have reviewed the submission and have commented that as the total construction area of the development is greater than 100 sq. metres, under Schedule 3 of the Flood and Water Management Act 2010, the applicant will be required to submit an application to the Sustainable Drainage Systems (SuDS) Approval Body (SAB). The applicant is also required to comply with Part H of the building regulations.

Having regard to the above, it is considered that matters relating to drainage at the site have been adequately addressed. As such, the development is considered

acceptable in this regard and accords with the requirements of Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

Neighbouring Consultation Responses

Objections have been received from neighbours (and people further afield) in relation to noise from barking dogs and the negative impact this may have on the residential amenity of those living closest to the site.

Whilst it is acknowledged that there is likely to be some barking at times, it is important to acknowledge that the Council's Public Health and Protection Section does not object to the development, subject to the provision of further details of the specification of the kennels, in terms of acoustic attenuation, and a condition is recommended accordingly.

Members should also note that it is the case the Council's Public Health and Protection Section benefits from powers under separate legislation, which would allow them to investigate any noise related complaints, or allegations that the noise generated exceeds the figures stated in the applicants or objectors noise assessments.

To summarise, given the context of the site, which is a working farm, located next to a well-trafficked road, both of which already generate a degree of background noise, together with the daytime use of the kennels only, it is considered the proposals would not affect the amenities of adjacent occupiers to a degree which would warrant refusal of the application in this instance.

The noise concerns raised by the neighbouring occupants have been fully considered, along with the noise impact assessment received from the objector to the scheme. However, given that the applicants noise impact assessment has been compiled by a suitably qualified consultant, who is a Member of the Association of Noise Consultants, the Local Planning Authority and Council's Public Health and Protection Section are content with its methodology and conclusions and it is considered that the application demonstrates that, subject to condition and appropriate mitigation, the noise generated from the proposed development can be adequately managed and, as such, any amenity impacts would not be so significant to warrant refusal of the application.

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 CIL rate for this type of development as set out in the Charging Schedule is £nil and therefore no CIL is payable.

Conclusion

To conclude, whilst it is acknowledged that residential properties are located in the vicinity of the application site, it is considered that the accompanying noise impact assessment has demonstrated that any impacts arising from noise generated by the diversification of the farm operation, could be limited to an acceptable level.

Furthermore, the proposal is considered acceptable in terms of its impact upon the character and appearance of the area, and its potential impact upon highway safety. Therefore, the proposal is considered to be in accordance with relevant Local and National Planning Policies and is recommended for approval, subject to the conditions specified below.

RECOMMENDATION: GRANT, 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 drawing numbers and documents received by the Local Planning Authority on 12/08/2022, 10/01/2023 and 15/03/2023, unless otherwise to be approved and superseded by details required by any other condition attached to this consent:

- Drawing no. (SK) 100 (Location Plan)
- Drawing no. (SK) 1002 Cattery Scheme Details
- Drawing no. (SK) 1003 (Detail & Entrance Plan)
- Drawing no. (SK) 1004 (Kennels Scheme)
- Drawing no. (SK) 1005 (Site Entrance)
- Drawing no. (SK) 1001A (Overall Scheme)
- Noise Management Plan (dated 08/12/2023)

Reason: For the sake of certainty, to ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the submitted details, prior to the commencement of the development a scheme of acoustic attenuation, including full design and construction details, shall be submitted to and approved in writing by the Local Planning Authority that specifies the provisions to be made for the control of noise emanating from the proposed kennel building, so as to ensure that noise from any part of the development hereby permitted, as measured externally at the façade of any neighbouring dwelling house, shall not exceed 29dB LAeq 15 min or background, whichever is the lower. The noise mitigation scheme shall be implemented prior to the beneficial use of

the kennel building and shall be maintained in perpetuity, in accordance with the submitted scheme”.

Reason: To ensure that the operation of the development is not a source of nuisance to occupants of nearby residential properties, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

4. Members of the public and visiting dogs shall only be admitted to or allowed to remain on the premises between the hours of 08:00-18:00 Monday to Saturday and 08:00-17:00 hours Sunday and Bank Holidays.

Reason: To ensure the amenities of the occupiers of nearby residential properties are protected, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

5. No dogs shall be boarded on the premises overnight.

Reason: To ensure the amenities of the occupiers of nearby residential properties are protected, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

6. Animal (visiting cats and dogs) drop offs and collections shall be restricted to 08:00-10:00 and 16:00-18:00 Mondays to Saturdays and 09:00-11:00 and 15:00 – 17:00 Sundays and Bank Holidays

Reason: To ensure the amenities of the occupiers of nearby residential properties are protected, in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

7. The means of access shall be laid out in accordance with the submitted drawing no “(SK) 1005”, to the satisfaction of the Local Planning Authority prior to beneficial use.

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

8. Surface water run-off from the proposed development shall not discharge onto the public highway or connect 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 Policy AW5 of the Rhondda Cynon Taf Local Development Plan.