

Application No.

P/16/0109

Date

12th April 2016

Determining Authority

MTCBC

Proposed Development

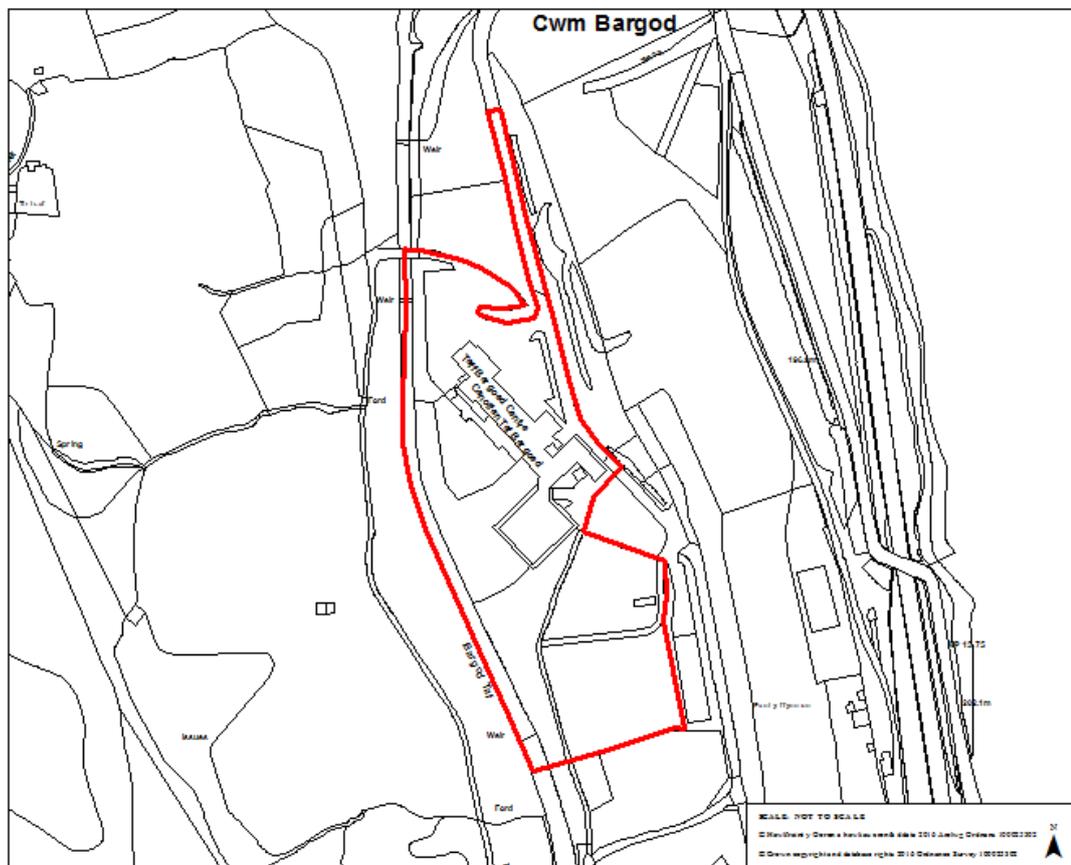
Redevelopment of existing facility including the erection of a two storey extension to the northern elevation of the building to provide short stay accommodation, associated conference facilities, dining hall and kitchen; the erection of a single storey extension to the western elevation to provide a cafe with an outside children's play area toilets and staff offices; internal alterations which include the creation of two residential apartments for the temporary accommodation of resident instructors and the relocation of the gymnasium; re-cladding of existing buildings; changes to external areas to provide new pumping station, secure storage areas, LPG storage, alternative car parking layouts and new swamp play and activity area

Location

Rock UK Adventure Centres Ltd
Summit Centre
The Old Drift Mine
Trelewis
Treharris
CF46 6RD

Name & Address of Applicant/Agent

Rock Uk Adventure Centres Ltd
c/o Holder Mathias Architects
F.a.o. Mr T Morley
The Bonded Warehouse
Atlantic Wharf
Cardiff



APPLICATION SITE

This application relates to the Summit Centre, previously known as the Welsh International Climbing Centre, located between Bedlinog (1.35km to the north) and Trelewis (1.5km to the south). The site measures approximately 2.07 hectares. Over the years the site has evolved with new facilities introduced to help revitalise the attraction of the centre i.e. high ropes course, games pitch, meeting rooms, staff accommodation and a gymnasium.

The site is situated in a relatively isolated area that is surrounded by open countryside, high valley sides with limited urban development and highway infrastructure. Within the immediate vicinity the site is well populated with trees and woodland areas with a watercourse adjacent to the western boundary of the site and a number of reed beds and a lake to the south. The nearest residential property (Pant-y-Ffynnon House) is located approximately 160m to the south-east of the site.

The site is located at the bottom of a valley and is at a much lower level to the main road (B4255) serving the site to the east, which leads to Bedlinog. Access into the site is from the main highway via a long access road to the north, which leads to the main car-parking areas of the Summit Centre. The access also serves two industrial units within the grounds of the Summit Centre, which are currently used as vehicle repair garages.

At the centre of the site is a cluster of buildings of varying scales that are intrinsically linked together. The buildings are primarily single storey in height with some elements being two storey. This creates a varied roof line which is also punctuated by a three storey tower with a spire on top. The most prominent feature of the site is the 4/5 storey building with a curved roof, which is used to accommodate the indoor climbing facility. To the south of the buildings is an outdoor high ropes course, a heritage trail and car parking area. To the north is a multi-use games area and additional car-parking area.

PROPOSED DEVELOPMENT

Full planning permission is sought to redevelop the Summit Centre to improve the existing facilities. The proposal involves the demolition of part of the northern end of the building and the construction of a two storey extension to provide short stay accommodation, associated conference facilities, a new dining hall and a kitchen. The extension would measure 44.5m wide by 25m deep and 9m high. The extension would incorporate a flat roof that is tiered to reinforce a modular design with an arrangement of windows that emphasise a horizontal alignment. The external finishes would comprise profiled metal cladding in a series of colours on the elevations with a single ply membrane roof.

The short stay facility would make provision for 27 bedrooms each with an en-suite. It is anticipated that the accommodation would attract groups of people (between the ages of 8-25 years old) participating in educational and personal development courses.

At the southern end of the building, it is proposed that a single storey extension would be constructed to provide a cafe, toilets and staff offices with an outside children's play area. The extension would measure 19.5m wide by 17.5m deep and 5m high with a flat roof. The external finishes of this extension would comprise profiled metal cladding on the elevations with a single ply membrane roof. The south-west wall of the extension, which serves the cafe, would be largely glazed and would overlook the children's play area.

The internal alterations would include the creation of two residential apartments with 4 bedrooms in each and shared facilities. The apartments would provide temporary accommodation for resident instructors, which replace the existing 8 bedrooms with shared facilities. Additionally, the existing gymnasium would be relocated within the building so it is more accessible from the main entrance.

The exterior walls of the existing buildings would be refurbished with a combination of profiled metal cladding and insulated render systems. It is noted that the building which accommodates the climbing walls would be retained as existing and does not require refurbishment.

A secure storage area would be provided adjacent to the north-eastern elevation next to the northern car-park for the storage of canoes and trailers. The compound area would measure 11m wide by 13m deep and would be enclosed by 2.1m high timber fencing.

The proposal includes the installation of a biomass boiler within part of the existing building. A pellet store facility would be provided on the south-east elevation to serve the biomass boiler. The pellet store would measure 5.5m wide by 3m deep and 3.5m high and would have vertical cedar cladding applied to the external elevations.

An LPG storage area would be provided to the south of the Summit Centre, adjacent to the high ropes course. Three storage containers would be provided on concrete slabs within an enclosed timber (2.1m high) fenced compound measuring 9.7m wide by 7.7m deep.

A detailed landscaping scheme has been submitted illustrating the planting of specimen trees and shrubs to the west of the Summit Centre, which would be utilised as a private garden area for those residing in the short stay accommodation. A number of specimen trees and shrubs would also be planted within the car parking area to the north-east of the building and adjacent to the main southern entrance. Furthermore, it is noted that a swamp area would be created in the southern part of the site adjacent to the high ropes course. It would be used for team building exercises and environmental sessions i.e. pond dipping activities. The swamp area would measure approximately 14.5m at the widest point by 12m long. The banks of the swamp would be graded to a depth of 1.3m.

The application has been supported by the following documents:-

- A Design and Access Statement
- Landscape Management Plan
- Extended Phase 1 Survey (Ecology)
- Flood Consequence Assessment
- Geoenvironmental Report with Phase 1 and Phase 2 investigations
- Mining Desk Top Study

PLANNING HISTORY

P/15/0009 - New high ropes course and associated alterations to existing caving structure and increase in height of fencing around an all weather sports pitch approved in planning application P/12/0344

Permission GRANTED on 11.03.2015

- P/12/0344 - Creation of new outdoor activity areas including creation of all weather sports pitch and associated lighting, creation of swamps, creation of bike skills track and high ropes course. New balustrading to roof of caving building and erection of bike lockers and steel container, and other external works.
Permission GRANTED on 02.05.2013
- P/12/0012 - Erection of two freestanding entrance signs.
Permission GRANTED on 21.02.2012
- P/11/0174 - Single and two storey extensions and re-roofing existing activity centre.
Permission GRANTED on 26.09.2011
- P/10/0144 - Change of use of building from industrial use (Class B1) to training centre (Class D1) for a temporary period of 5 years, with associated drainage works.
Permission GRANTED on 17.09.2010
- P/07/0161 - Conversion of tower storage area to 2 No. offices, external changes to building and erection of external staircase.
Permission GRANTED 15.05.2007
- P/96/0483 - Purpose built indoor climbing wall facility and link concourse.
Permission GRANTED on 20.12.1996

CONSULTATION

Internal consultees

- Engineering and Traffic
Group Leader - No objection
- Town Planning Division's
Policy & Implementation
Group Leader - No objection
- Town Planning Division's
Countryside Officer - No objection subject to conditions relating to ecological mitigations and the protection of the Afon Bargoed Taf.
- Town Planning Division's
Landscape Architect - No objection

Rights of Way Division	-	No objection
Environmental Health Manager	-	No response
Chief Officer Community Regeneration	-	No objection
<u>External consultees</u>		
Bedlinog Community Council	-	No response
Natural Resources Wales (NRW)	-	No objection subject to conditions relating to finish floor levels and contaminated land.
The Coal Authority	-	No objection
Welsh Water	-	No objection subject to a condition relating to the connection to the public sewerage system.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to a neighbouring residential property (Pant-y-Ffynnon House) on the 15th April 2016, three site notices were displayed within the vicinity of the site on the 27th April 2016 and a press notice was displayed in the local newspaper on the 5th May 2016.

As a result of this publicity exercise one letter of objection was received. The following concerns were raised:

- The proposed external works would result in unacceptable levels of noise generated in the area with the site acting like an amphitheatre which elevates the noise levels from children.
- There are concerns with the hours of business particularly during the summer period.
- A number of units within the grounds of the Summit Centre have accommodated various business activities (e.g. Merthyr College, bus company and repair/paint spraying garage) which have resulted in noise nuisances in the area throughout the day and night.

POLICY CONTEXT

The following policies are relevant to the determination of this application:

National planning policy

Planning Policy Wales (PPW), Edition 8, January 2016:

Section 4 – Planning for Sustainability

Para 4.6.3 highlights the priorities for rural areas; these are to secure, amongst other outcomes, a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside

Para's 4.11.9 – 4.11.12 set out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context. Regard should be given to the appropriate scale, appearance, landscaping and quality of building design and should also be accessible for all.

Section 5 – Conserving and Improving Natural Heritage and the Coast

Para's 5.5.1 – 5.5.3 note that the impact a development proposal may have on wildlife or the landscape is an important consideration in determining applications. Where ever possible adverse effects on the environment should be avoided or acceptably minimised.

Section 7 – Economic Development

Para 7.1.3 indicates the planning system should support economic and employment growth alongside social and environmental consideration within the context of sustainable development.

Para 7.6.1 encourages local planning authorities to adopt a positive and constructive approach to applications for economic development taking account of the likely economic benefits i.e. creation of jobs, regeneration priorities and enhancing employment opportunities.

Section 8 - Transport

Para 8.7.1 sets out the criterion that should be considered where transport implications may occur, such as impacts on local travel demand, public transport provision, accessibility and highway safety.

Section 11 – Tourism, Sport and Recreation

Para 11.1.1 makes the point that tourism is vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country's cultural and environmental diversity. Tourism can be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas.

Para 11.3.3 highlights the need to consider the effects of sport and recreation on neighbouring uses in terms of noise, light emissions, traffic generation and in the case of larger developments, ease of access and the safety of residents, users and the public.

Section 13 – Minimising and Managing Environmental Risks and Pollution

Para's 13.4.1 – 13.4.2 indicate that proposals situated in areas defined as being at high risk to flood hazards should only be permitted where the location of the development can be justified and that the flooding risks can be appropriately managed.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 6 Planning for Sustainable Rural Communities, July 2010
- TAN 11 Noise, October 1997
- TAN 12 Design, March 2016
- TAN 15 Development and Flood Risk, July 2004
- TAN 16 Sport, Recreation and Open Space, January 2009
- TAN 18 Transport, March 2007
- TAN 23 Economic Development, February 2014

Local planning policy

Merthyr Tydfil Local Development Plan 2006-2021:

- Policy BW4 - Settlement boundaries / locational constraints
- Policy BW5 - Natural heritage
- Policy BW7 - Sustainable design and place making
- Policy BW8 - Development and the water environment
- Policy BW10 - Mineral safeguarding
- Policy BW12 - Development proposals and transport
- Policy BW16 - Protecting / enhancing the network of leisure facilities
- Policy AS15 - Key contributors to the Valleys Regional Park
- Policy TB11 - Access, parking and accessibility of local facilities

Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012
- SPG 4 Sustainable Design, July 2013
- SPG 5 Nature and Development, May 2015

Other material considerations

- Destination Management Plan 2016-2018 (Final Draft)

PLANNING CONSIDERATIONS

Land use

The application site is located outside of the settlement boundary and as such the proposal is considered to constitute countryside development as defined by policy BW4 of the LDP. Development in such locations can be supported in principle where it relates to tourism, recreation or leisure facilities, where a countryside location is fully justified. Additionally policy BW4 supports development in the countryside where it is linked to the expansion of an existing business. In this instance it is acknowledged that the Summit Centre is a well established leisure/recreational facility and the proposal seeks to expand the existing facilities to improve its viability and success. Furthermore, it is noted that the site lies within an area identified for key leisure/tourism facilities. In this respect policy AS15 of the LDP indicates that development proposals that enhance the strategic leisure and tourism

potential of Parc Taf Bargoed as part of the Valleys Regional Park concept should be favoured, subject to satisfying other relevant policies.

The proposed development largely involves the extension and refurbishment of the existing recreational facility with short stay accommodation provided to improve its attraction and the sustainability of the business. The applicant has indicated that the accommodation would likely be used during the weekdays by groups of people on educational and personal development courses. On the weekends the facility would predominantly be used by youth groups, uniformed groups and church groups.

It is acknowledged that two apartments would be created within the Summit Centre to provide temporary accommodation for resident trainee instructors. The applicant has indicated that the trainee instructors would also act as duty managers. It is acknowledged that the staff accommodation is already provided at the site and the proposal merely improves these facilities.

Given the relatively isolated location of the site and lack of similar accommodation in the general area, which could cater for large groups, it is considered that the proposed development is reasonably justified in a countryside location. Therefore the principle of the development complies with policies BW4 and AS15 of the LDP.

Leisure / tourism

Planning Policy Wales (PPW) highlights (Para11.1.1) the vital role of tourism for economic prosperity and job creation in many parts of Wales. This can in turn be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas. Strategic Objective 9 of the LDP also seeks to promote health and wellbeing by providing accessible and varied opportunities for leisure and recreational activities.

The proposal is identified in the Council's Destination Management Plan as a key project in meeting the Council's vision to support and strengthen leisure and tourism in Merthyr Tydfil, which can bring social and economic benefits. The proposed development has been prioritised by the Welsh Government as one of 10 regionally significant tourism projects across Wales in its Tourism Attractor Destination programme.

The applicant's aspirations for the Summit Centre, is to become a regional outdoor activity hub for south-east Wales, working in partnership with other stakeholders and activity businesses, including Bike Park Wales and Brecon Beacons National Park. The applicant has highlighted that the development would bring community benefits by revitalising the local area with attractive and sustainable facilities. This includes providing a resource for community groups to use, a destination for people to meet with a cafe and play facilities, a resource for local schools, as well as local employment and training opportunities.

It is considered that the proposed development would meet the Council's key strategic objectives in creating a more sustainable leisure/tourism destination. It would also enhance the existing network of leisure facilities and attraction to Parc Taff Bargoed, as well as providing benefits to the nearby communities. As such, the proposal complies with policies BW16 and AS15 of the LDP.

Economic benefit

Para 7.2.2 of PPW states *'that planning authorities should ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision-making process'*.

In weighing the economic benefits of a development, TAN23 (Section 2.1) sets out three main points, which consider whether the proposal is in the right location, how many direct jobs would be created and whether there is any special merit with the proposal.

The applicant has indicated that the proposed development would create a total of 35 full time equivalent jobs, comprising a mixture of skilled/management and operational roles. An additional 3 temporary jobs would also be created for a 12-36 month period to support the necessary recruitment and marketing of the facility. Furthermore, a number of jobs would be created during the construction phase of the extensive redevelopment of the site.

As noted in the leisure/tourism section above, the proposed development is deemed to be appropriately located and would enable a significant number of local jobs to be created within a deprived rural area. This in turn would help boost the economic prosperity of the area and may help promote future investment and regeneration, which would have further benefits to the local communities. In this regard the proposal would meet the economic aims of PPW (Para 7.1.3) which promotes the re-use of previously developed, vacant and underused land, as well as, supporting physical regeneration and employment opportunities in disadvantaged communities.

The Chief Officer Community Regeneration supports the application and has offered the following comments: *Rock UK Summit Centre is a major tourist attraction in Merthyr Tydfil and is recognised as having the largest indoor climbing wall in Wales. The attraction boasts usage figures of approx. 19,000 people per year (2015 figures), which in turn has an extensive economic impact for the centre and wider community. Rock UK Summit Centre enhances the offer and tourism potential for the southern region of Merthyr Tydfil, and if the planning application is to be agreed then undoubtedly the majority of the projected 35 full time equivalent jobs at the centre will be filled by local people. Additionally, MTCBC recognises the importance and prominence of the Rock UK Summit Centre's product going forward with the Local Authority referencing the development of the facility as a 'priority' in the new Merthyr Tydfil Destination Management Plan'*. The Community Regeneration Department strongly believes the proposed development would have a positive effect on the tourism offer of the County Borough, our residents (wider community) and potential visitors to the region.

Design and landscaping

The Design and Access Statement highlights the need to modernise and refurbish the existing building to enable the facility to become a regionally leading destination for outdoor activities. Given the historic mining use of the site, it is considered that the development should have an industrial feel to its design that reinforces the character of the site.

The existing cluster of buildings which are linked together have been extended and altered over the years resulting in a complicated arrangement. The proposed extensions would essentially be seen as a continuation of the existing modular form of the Summit Centre, which would be emphasised by the staggered roof profile. It is considered that the siting,

scale and mass of the extensions would be complementary to the existing building. Furthermore, the refurbishment of the existing building alongside the proposed extensions, incorporating similar industrial finishes (i.e. steel cladding), enables the development to be more cohesive in its design. Additionally, the proposed external finishes enable the development to have a modernised appearance whilst retaining some of its industrial character.

Given the relatively isolated nature of the site, together with the woodland areas and steep valleys sides, which largely screen the development, the proposal would have a limited impact on the character or visual amenity of the surrounding area. The redevelopment/refurbishment of the site would greatly improve the general appearance and quality of the site, which in turn would enhance its presence in the area as a landmark destination for outdoor pursuits. Additionally, the proposed landscaping scheme is considered to be appropriate for the site and would further enhance the quality and experience for visitors. In this regard the Town Planning Division's Landscape Architect has not raised any objection to the development. Therefore, the proposal is considered to be of an appropriate design within a countryside location and complies with policies BW5 and BW7 of the LDP.

Highways

The existing access road serving the site is considered to be of an appropriate standard to accommodate the proposed development with adequate driver visibility onto the main highway. There is sufficient room for vehicles to pass each other within the site and suitable turning areas to ensure vehicles can leave the site in a forward gear. There would be sufficient parking within the site to accommodate any additional visitors (most likely arriving in groups). In this regard it is noted that the majority of the car park is often vacant and does not reach full capacity. Whilst the main road serving the site can be busier during peak times (traffic to and from Bedlinog), it does not experience significant traffic issues and is deemed to be capable of accommodating any additional traffic generated by the development.

The proposed development involves some minor alterations to the parking layout which improves traffic circulation within the site. The proposed landscaping also provides upgraded pedestrian routes which are better defined. This in turn improves pedestrian safety and enables people to navigate better through the site.

Given the relatively isolated location of the existing facility and limited access to public transport, it is accepted the Summit Centre largely relies on people arriving by car. Notwithstanding this, the development makes provision for the storage of bicycles and is suitably located next to a strategic pedestrian / cycle route to accommodate other forms of transport to the site. It is acknowledged that the Engineering and Traffic Group Leader has not identified any highway safety concerns and as such has not raised any objection. Therefore the proposal complies with policies BW12 and TB11 of the LDP.

Ecology

The application site adjoins two Sites of Importance for Nature Conservation (SINCs). To the west of the site is the Afon Bargoed Taf (SINC59), which includes a watercourse that

runs along the site boundary and to the south, is the Lower Cwm Bargoed (SINC54) which includes the nearby reed beds.

An ecological survey (Extended Phase 1) has been submitted in support of this application which reviews the potential impact the development may have on the adjoining SINC, habitats and protected species. The survey does not identify any potential for adverse impacts on habitats or protected species. It notes the nature of the works would mainly affect existing hardstanding areas, buildings and amenity grassland and would have no perceived ecological impact on the site. In this regard, the Town Planning Division's Countryside Officer acknowledges that the likely ecological impacts are minor and can be adequately addressed by condition to ensure the recommendations set out in the survey are carried out. Therefore the proposal complies with policy BW5 of the LDP.

Flooding

The application site lies entirely within a Zone C2 flooding area as defined by the LDP. The proposal is considered to be a highly vulnerable form of development (as set out in Figure 2 of TAN 15) given that it includes short stay accommodation for visitors and two apartments for trainee instructors. As such, a Flood Consequence Assessment (FCA) has been submitted in support of the application.

It is noted in TAN15 (Para 6.2) that there is a general presumption against highly vulnerable forms of development within a C2 Zone. However, development in this instance can be justified given that the proposal helps to achieve the Council's strategic objective to improve leisure and tourism facilities that can bring social and economic benefits to deprived areas. Furthermore, the proposal provides an opportunity to create a significant number of jobs to rural communities. It is noted in PPW (Para 7.2.2) and TAN23 (Para 2.1.3) that the economic benefits of the development may outweigh environmental considerations and the need to relocate development to an alternative site.

In terms of the consequence of flooding, the FCA indicates that further hydraulic modelling suggests the site is actually located within a Zone B flooding area. This implies that the site is at a lower risk from flooding. Notwithstanding this, the FCA indicates the risk from flooding can be adequately mitigated by ensuring the ground floor level of the proposed short stay accommodation be raised at least 300mm above the 1 in 1000 year flood level. It is noted that Natural Resources Wales (NRW) are satisfied with the conclusions reached in the FCA and has not raised any objection to the development, subject to a condition being imposed to ensure the ground level of the accommodation is above the predicted flooding levels. Furthermore, it is noted that the Engineering and Traffic Group Leader has not raised any specific flooding concerns.

Whilst the proposal is considered to be a vulnerable form of development, the risks from flooding can be adequately managed and would not increase the potential adverse impacts of a flood event. Additionally, the economic and social benefits of the development on the wider area are deemed to outweigh the increased risk to the existing recreational facility. Therefore the proposal complies with policy BW8 of the LDP.

Ground conditions

It has been identified by The Coal Authority that part of the site (adjacent to the high ropes course) is deemed to be at high risk, as a result of past mining operations. Coupled with this it is known that the site was previously used as the Trelewis Drift Mine. As such, a Geo-Environmental Report (including phase 1 and 2 investigations) and a Mining Desk Top Study have been submitted in support of the application. It is concluded in the reports that there are no adverse ground contaminants or ground stability concerns that need to be addressed as part of development. The Coal Authority has confirmed that an appropriate assessment has been carried out and as such no objection has been raised. Additionally, the Engineering and Traffic Group Leader has not raised any objection. Therefore the site is considered to be safe and stable for the development.

Representations

Concerns have been raised in respect of the potential noise and disturbance from the proposal (together with other businesses) on the occupants of Pant-y-Ffynnon House. This property is located approximately 160m to the south-east of the Summit Centre. It is accepted that the noise levels may rise as a result of an increase in the number of people visiting the site and participating in outdoor activities. However, it is considered that the occupants of Pant-y-Ffynnon House are a sufficient distance away from the site to not be subject to adverse noise impacts that would significantly affect their living conditions.

Whilst concerns have been raised in respect of the opening hours of the business, it is acknowledged on the application form that the main activities within the Summit Centre i.e. climbing facility and gym are open between the hours of 8am to 10pm on weekdays and 10am to 6pm on weekends. Notwithstanding this, it is noted that there is currently no restriction on the opening times of the existing facility. In the event that the existing Summit Centre becomes a source of unacceptable levels of noise or disturbance, this would be a matter for Environmental Health to address.

CONCLUSIONS

The proposed expansion and refurbishment of the existing leisure / recreational facility is considered to be appropriately located at a former mining site within a countryside location. The proposal would improve the viability of the business and its prospects as a key destination that would bring considerable economic benefits to Merthyr Tydfil, particularly to the neighbouring communities. Whilst the proposed development is located within a C2 flooding zone, which conflicts with the advice set out in TAN15, it is considered that the risks to the development can be adequately addressed. Furthermore, the regeneration of the site and the creation of a significant number of jobs within a deprived part of Merthyr Tydfil outweigh the potential flooding risks. For the reasons set out in the report above, it is considered that the proposed development is acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawings:- A-00-210, A-00-100 Rev A, A-00-101 Rev A, A-00-102 Rev A, A-00-110 Rev A, A-00-111 Rev A, A-00-112 Rev A, A-00-120, A-00-211, A-00-212 Rev A, A-00-213 Rev A, A-00-220, A-21-201, A-21-202, A-21-300, A-90-100, AJA.2437.01, AJA.2437.02, AJA.2437.03.

Documents:- Landscape Management Plan, Extended Phase 1 Survey, Flood Consequence Assessment, Mining Desk Top Study, Geo-Environmental Report including Phase 1 Detailed Desk Top Study and Phase 2 Intrusive Investigation.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **Prior to works commencing on site**, details/samples of the materials to be used in the construction of the external surfaces of the existing building and extensions hereby approved, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

4. **Prior to works commencing on site** a method statement setting out the measures to be put in place to ensure the Afon Bargoed Taf watercourse is protected at all times during construction, shall be submitted to and approved in writing by the local planning authority. All works shall be carried out in accordance with the approved details.

Reason - To protect the natural environment in accordance with Policy BW5 of the Merthyr Tydfil Local Development Plan.

5. All works on site shall be carried out in accordance with the recommendations set out in Section 7 of the Extended Phase 1 Survey Update (dated 02.06.2016) prepared by 4 Acre Ecology Limited.

Reason - To protect the natural environment in accordance with Policy BW5 of the Merthyr Tydfil Local Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping (illustrated on drawings AJA.2437.01, AJA.2437.02, AJA.2437.03) shall be carried out in the first planting and seeding seasons following the occupation of the extensions hereby approved 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.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

7. The proposed finish floor levels should be set no lower than that indicated in the submitted ground floor design drawings A-00-101 and A-00-102.

Reason - To prevent the risk of flooding for future users and occupants in accordance with policy BW8 of the Merthyr Tydfil Local Development Plan 2006-2021.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason - To ensure protection of controlled water in the local area. Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose risk to controlled waters if they are not remediated.

9. The proposed staff accommodation (flats 1 & 2) as illustrated on drawing A-00-111 Rev A, shall only be occupied by trainee instructors and/or by persons who are employed and work at the Summit Centre (Rock UK) within the area outline in red on drawing A-90-00 Rev A.

Reason - The development has been permitted for staff accommodation only due to its location in the countryside in accordance with Policy BW4 of the Merthyr Tydfil Local Development Plan.

INFORMATIVES

1. The applicant/developer is advised to contact Welsh Water on 0800 917 2652 or via email at developer.services@dwrcymru.com in respect of any permissions required to connect to the public sewerage system which may be delayed until 1st April 2017 as a result of planned upgrading works to the sewerage system.
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