

Application No.
P/15/0324

Date
29th October 2015

Determining Authority
MTCBC

Proposed Development

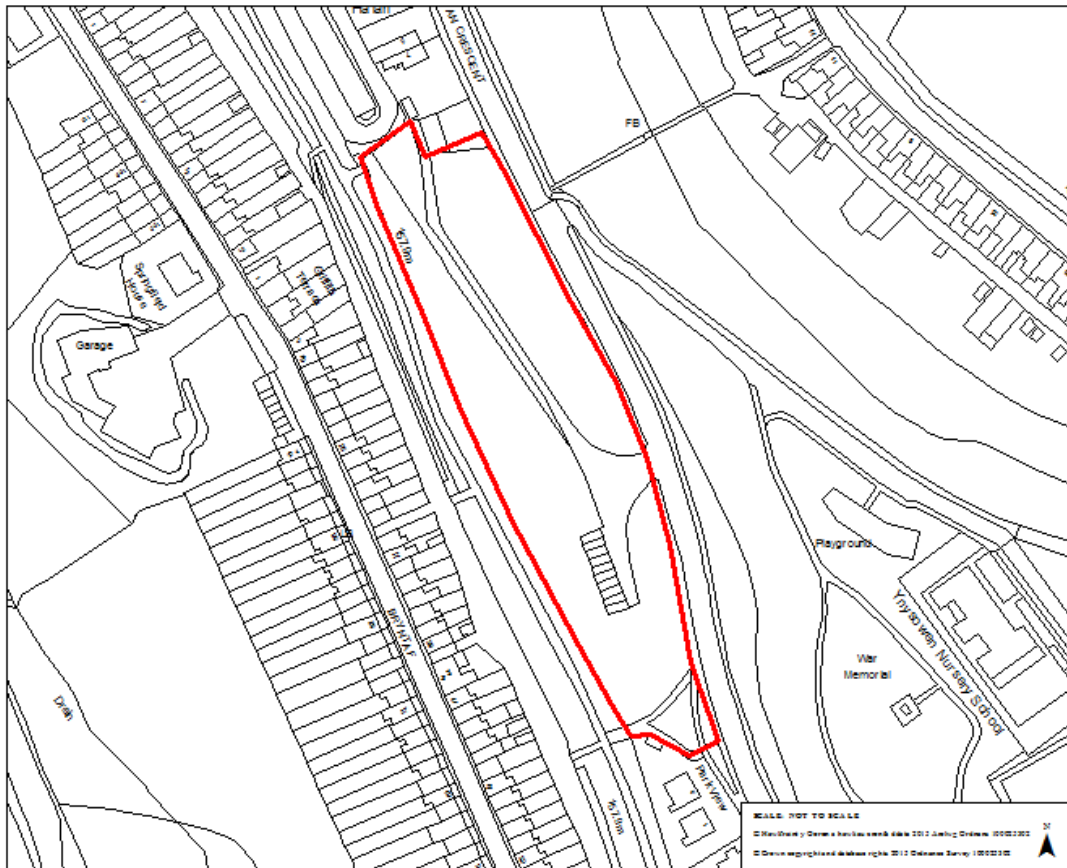
Location

Name & Address of Applicant/Agent

Residential development comprising a mix of 6 flats and 17 houses

Land At Walters Terrace
Aberfan
Merthyr Tydfil

Merthyr Tydfil Housing Association
c/o Arden Kitt Associates Limited
F.a.o. Christopher Brimble
7 Warren Drive
Caerphilly
CF83 1HQ



APPLICATION SITE

This application relates to a finger like shaped area of land measuring approximately 0.96 of a hectare. The land, which was historically bisected by a railway line, rises steeply from Walters Terrace (to the east) to the Taff Trail which abuts the western boundary. The steep embankment which forms a significant area of the western part of the site contains a number of mature trees which vary in size and quality and mainly align the Taff Trail. At the bottom of the embankment the land is fairly flat with the majority of this plateau overgrown. However, in the southern part of the site, there is a terrace of 9 single garages with a

significant tarmac turning facility. These garages and the remainder of the application site are served by an access from Walters Terrace. A landscaped and grassed embankment rises gently from the tarmac turning facility to Walters Terrace. This embankment continues around the southern boundary of the site until it meets a footpath which links Walters Terrace with the Taff Trail and the terraced street of Bryntaf to the west of the application site.

The northern part of the site is within close proximity of the garden of 7 Belle View Villas, Aberfan Crescent and the hair pin bend that links Bryntaf with Aberfan Crescent. The north eastern section of the site, which is heavily landscaped with young trees, falls fairly steeply towards Aberfan Crescent. To the south of the site are the houses of Walters Terrace.

A significant length of natural stone wall, which historically retained the railway line, is located roughly in the centre of the application site.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of 17 houses and 6 flats. All of the properties would be affordable housing units. It should be noted that the proposal has been revised from the original submission which proposed 10 flats and 19 houses. The development, which would be accessed via the improved existing access, would provide a residential development consisting of a mixture of semi-detached and terrace properties and a block of flats. The site would be served by a main access road and a parking courtyard. The main access road would serve 10 of the houses. These would be constructed on the fairly flat land at the base of the steep embankment which rises to the Taff Trail. These properties, which would consist of semi-detached and terraced houses, would front the access road. Off-street parking would be provided to the side of each property with an area to the west of the access road proposed as an additional parking area for 8 vehicles. A hammerhead turning facility would be provided at the northern end of the access road. This would also incorporate a pedestrian footway link to the Taff Trail and the hair pin bend that links Bryntaf with Aberfan Crescent.

Vehicular access to the remaining houses and flats, which would be constructed in the southern part of the site, would be via a rear parking courtyard and turning facility accessed from the proposed internal road. A total of 16 car parking spaces would be provided. The houses and flats in this area would mainly front Walters Terrace with pedestrian access afforded from the existing pavement.

The proposal has been described as blocks of residential development. The blocks would comprise the following:

- Block A – This block would adjoin the southern boundary of the site and contain 6 flats (2, 2 bedroom and 4, 1 bedroom flats). The building would have two distinct parts linked with a central, enclosed, two storey glazed space. This area would contain internal stairs. The larger 'L' shaped part would have a maximum width of 11 metres, a maximum depth of 13.4 metres and a maximum pitched roof height of 9.4 metres. It would front the footpath link between Walters Terrace and the Taff Trail. The smaller part of the building, which would be constructed at a lower level, would be 7.8 metres wide, 7 metres deep and have a maximum height of 8.2 metres. It would front Walters Terrace. The block of flats would have pedestrian access to the

glazed link via both Walters Terrace and the rear parking court. They would also have a shared garden to the west of the building.

- Block B – This would be a terrace of three, two bedroom dwellings that would front Walters Terrace and be located to the north of Block A. Each dwelling would measure 8.3 metres wide, 6.1 metres deep and have a maximum pitched roof height of 7.6 metres. Each property would have a pedestrian access from Walters Terrace and via the rear parking court through their rear gardens. Each dwelling in the terrace would have a central front doorway and windows either side at both ground and first floor.
- Block C - This would be a terrace of three, two bedroom dwellings that would be located at the junction of Walters Terrace and the proposed access road. The terrace would front the proposed access road. Two of the dwellings would have two storey rear gable projections. They would be 6.1 metres wide, 8.3 metres deep and have a maximum pitched roof height of 7.6 metres. The front elevation of these two properties would consist of a door and window at ground floor aligned with two windows at first floor. The third dwelling in the terrace, which would be located adjacent to the access to the parking courtyard, would be 8.3 metres wide, 6.1 metres deep and have a maximum pitched roof height of 7.6 metres. It would reflect the design of houses in Block B.
- Block D – This would be located to the west of block C and adjacent to the access to the parking courtyard. It would be a pair of semi-detached properties with each dwelling having two bedrooms. The design and size of the houses would be the same as those proposed on Block B albeit each would have a ground floor side kitchen window. One of the houses would be served by two car parking spaces on a driveway to the side of the property, the other would be provided with spaces via the parking courtyard.
- Block E - This would be a terrace of three, two bedroom dwellings which would front the proposed access road. Each dwelling would be 6.1 metres wide, 8.3 metres deep and have a maximum pitched roof height of 8.5 metres. The front elevation of these properties would consist of a door and window at ground floor aligned with two windows at first floor. Two of the houses would be served by two car parking spaces on a driveway to the side of the properties. The central terraced property would be able to utilise spaces in the parking area proposed opposite this dwelling.
- Block F - This would be a pair of semi-detached properties with each dwelling having three bedrooms. They would front the proposed access road and would each be 6 metres wide, 9.3 metres deep with a maximum pitched roof height of 8.9 metres. The front elevation of these properties would consist of a door and window at ground floor aligned with two windows at first floor. Each house would be served by two car parking spaces on a driveway to the side of the property.
- Block G - This would be a pair of semi-detached properties with each dwelling having three bedrooms. They would front the proposed access road and would be 6 metres wide, 9.3 metres deep with a maximum pitched roof height of 8.9 metres. The front elevation of these properties would consist of a door and window at ground

floor aligned with two windows at first floor. Each house would be served by two car parking spaces on a driveway to the side of the properties.

- Block H - This block consists of a pair of semi-detached properties with each dwelling having two bedrooms. They would front the proposed access road. One of the houses would have a rear gable projection. It would be 6.1 metres wide, 8.3 metres deep and have a maximum pitched roof height of 7.6 metres. The front elevation of this property would consist of a door and window at ground floor aligned with two windows at first floor. The other dwelling would be 8.3 metres wide, 6.1 metres deep and have a maximum pitched roof height of 7.6 metres. It would have a central front doorway and windows either side at both ground and first floor. Each house would be served by two car parking spaces on a driveway to the side of the property.

Photo-voltaic panels are proposed on the roofs of all the houses and the block of flats. The proposed external surfaces of the houses and block of flats are artificial stone walling (Forticrete 'Shearstone') and artificial roof slates.

All of the dwellings would be served by private rear grassed and patio garden areas enclosed by 1.8 metre high fencing. Each rear garden would have a small shed. The small front garden areas of the dwellings and flats would be enclosed by dwarf stone walling (Forticrete 'Shearstone') with railings above (maximum height of 1.24 metres). Where the application site adjoins the Taff Trail a metre high post and rail fence is proposed, in front of which would be planted a native hedgerow.

The application has been supported by the following reports/documents/letters:

- A Design and Access Statement.
- A Site Investigation Report (Johnson Poole & Bloomer Land Consultants - October 2015).
- A Preliminary Ecological Appraisal – Reptile and Bat survey (Acer Ecology – September 2015).
- An Existing Retaining Wall Assessment (Bradley Associates – 6th July 2015).
- A letter from Designing out Crime Officer South Wales Police (3rd July 2015).

PLANNING HISTORY

There is no relevant planning history for this site.

CONSULTATION

Engineering and Highways
Manager

- No objection subject to conditions.

Town Planning Division's
Policy & Implementation
Group Leader

- No objection.

Town Planning Division's
Countryside Officer

- No objection subject to conditions.

Town Planning Division's Landscape Architect	-	No objection subject to conditions.
Environmental Health Manager	-	No objection subject to conditions.
Housing and Community Safety Manager		Supports the application.
Education (Admissions and Access)	-	No objection.
Natural Resources Wales (NRW)	-	No objection.
The Coal Authority	-	No objection subject to conditions.
Welsh Water	-	No objection subject to a condition.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties on the 2nd October 2014 and 29th October 2010 and six site notices were displayed within the vicinity of the site on the 5th October 2015 and 29th October 2015. The application was also advertised in the Merthyr Express on 15th October 2015.

As a result of this publicity exercise one letter of objection was received that, in summary, raised the following concerns:

- There are already a large number of houses to be built on the former colliery site (Project Riverside).
- There would be an increased pressure on schools/surgeries.
- Aberfan Road and Aberfan Crescent are already very congested.

POLICY CONTEXT

National Planning Policy

Planning Policy Wales, 7th Edition (PPW) sets out the land use policies of the Welsh Government. The most relevant sections to the proposal are:

Section 2.6.1 – Planning applications must be considered in light of the strategy and policies in the adopted development plan.

Sections 4.11.9 – 4.11.12 sets 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 the quality of building design, as well as its accessibility.

Section 5.2.9 – Trees, woodlands and hedgerows are of great importance, both as wildlife habitats and in terms of their contribution to landscape character and beauty. Local planning authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality.

Sections 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 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 9.2.16 discusses Authority wide affordable housing targets.

Section 13.4.3 states that it is essential that Natural Resources Wales' advice is obtained and given due weight as a material consideration by planning authorities in determining individual planning applications.

Section 13.7.1 highlights that planning decisions need to take into account the potential hazards that contamination presents to the development itself, its occupants and the environment. The results of specialist investigations and assessments can identify appropriate remedial measures to deal with any contamination.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 2 - Planning and Affordable Housing provides advice on provision of affordable homes.

TAN 5 - Nature Conservation & Planning provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Planning Policy

The following policies within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021 are relevant in the determination of this application:

- Policy BW3 - Development strategy –Other Growth Areas
- Policy BW4 - Settlement boundaries / location constraints
- Policy BW7 - Sustainable design and place making
- Policy BW8 - Development and the water environment
- Policy BW12 - Development proposals and transport

- Policy BW17 - Securing community infrastructure benefits
- Policy BW18 – Contaminated land
- Policy BW19 – Affordable housing target
- Policy AS22 - Affordable housing contributions
- Policy TB11 - Access, parking and accessibility of local facilities

Supplementary Planning Guidance (SPG):

SPG1 - Affordable Housing, March 2012

SPG2 - Planning Obligations, March 2012

SPG4 - Sustainable Design, July 2013

SPG5 - Nature and Development, May 2015

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary as defined by the LDP Proposals Map. Therefore the principle of the development is considered to be acceptable and would comply with Policy BW4 of the LDP. The main issues to consider in assessing this application are considered to be:

- The impact of the development on the character and appearance of the area.
- The impact of the development on the amenity of neighbouring residents.
- The highway/pedestrian safety implications of the development.
- The ecological impact of the development.

The impact of the development on the character and appearance of the area.

The topography of the site is one of the major constraints to development. Notably, a vast area of the site cannot viably be developed (i.e. the steep embankment that falls from the Taff Trail and the steep embankment that falls from the centre of the site to the main Aberfan Crescent/Walters Terrace road to the east). The remainder of the site is relatively flat and as such the proposed layout is concentrated in this area.

The layout has been designed to ensure, wherever possible, that there are active street frontages. As such, both the existing road (Walters Terrace) and proposed internal road would have houses/flats which front onto these highways. This is not only visually important but also reflects the character and appearance of the surrounding area which is dominated by such development patterns. A further benefit of the proposed layout is that the impressive cross valley view's can be fully appreciated by future occupiers of the properties. Views from Merthyr Vale to the site are equally important. It is therefore imperative that the front rather than the back of houses, which often contain unsightly residential paraphernalia, are the main focus of such views.

Not only has the layout of the site sensitively drawn reference to the surrounding area, the design, external materials and detailing of the proposed houses/flats would also be sympathetic to the character and appearance of the area. The properties have been designed with simple symmetrical window and door arrangements primarily to their front elevations. The detailing around the windows, introduction of cills and use of quoins would ensure that the development is in keeping with the surrounding area. The principle of the use of artificial slate and artificial stone walling is also considered acceptable, however,

samples of such materials are needed to ensure the finishes are appropriate for the local area. If Committee are minded to permit this application, this can be secured by a suitably worded condition.

The context of the site has also influenced the front boundary treatments. The use of dwarf stone walling with railings above is considered entirely appropriate for this site to ensure it fits in with adjacent and surrounding streets. It is also possible that some of the natural stone of the old railway retaining wall can be salvaged and used in the construction of a small dwarf wall in a similar location to where it is currently. Again, if Committee are minded to permit this application, this can be secured by a suitably worded condition.

Given the overgrown nature of the site, it would be necessary to remove a considerable amount of trees/shrubs/undergrowth. Although, no detailed landscaping scheme has been provided with the application, it is envisaged that a significant quantity of the trees and landscaping on both the above mentioned steep embankments would be retained. This is considered necessary not only ecologically (as discussed below) but also to ensure the proposed development would be visually acceptable. A condition attached to any permission could secure an appropriate landscaping scheme and the future maintenance of such areas. As stated above, it proposed to plant a native hedgerow along the western boundary of the site which abuts the Taff Trail. This would not only provide some screening to the occupiers of the proposed properties below and visually enhance this part of the Taff Trail but also provide a new/enhanced habitat for wildlife.

Finally, the connectivity between the site and the surrounding area would be enhanced by the introduction of a footpath in the northern corner of the site. It is considered that the proposed development is acceptable and would not have an adverse impact on the character and appearance of the surrounding area. Given the above the proposal accords with policies BW5 and BW7 of the LDP.

The impact of the development on the amenity of neighbouring residents.

The proposed development would not result in any overbearing impact, loss of light or loss of privacy to any neighbouring residents. As Committee will note, there have been no objections received in respect of these issues. Therefore the proposal has an acceptable impact on local amenity and is acceptable in terms of policy BW7 of the LDP.

The highway/pedestrian safety implications of the development.

The access into the site, internal road layout and impact of increased traffic movements on surrounding streets has been fully considered by the Engineering and Highways Manager who has raised no objection to the application. Therefore, whilst the concern of the local resident is appreciated, it is considered that a development of this size can be accommodated on the site without having an adverse impact on highway or pedestrian safety.

An adequate level of off street parking would be provided for each house/flat on driveways, in the parking court or by means of the on street parking area. It should also be noted that the site is located in a sustainable location being close proximity to a bus stop and within walking distance of local shops and facilities.

It is considered that the proposed development would not have an adverse impact on highway safety or the free flow of traffic in the area. Therefore the proposal complies with policies BW7, BW12 and TB11 of the LDP.

The ecological impact of the development.

The Town Planning Division's Countryside Officer and NRW have concluded that there would not be any significant impact upon habitats and species provided that development is undertaken in accordance with the recommendations for mitigation and enhancements outlined in section 5 of *Preliminary Ecological Appraisal - Reptile and Bat Survey* dated September 2015. Therefore, if Committee are minded to permit this application, this can be secured by a suitably worded condition.

Additionally, it is noted that there is an area of Japanese Knotweed within the site which will need to be eradicated before works commence. The Town Planning Division's Landscape Architect has requested (via a condition) that a further survey of the site is carried out to identify the areas of Knotweed and that a strategy is submitted for its eradication. Therefore, the proposal complies with Policy BW5 of the LDP.

Planning obligations

Policies BW17 and AS22 of the LDP consider the requirements for planning obligations and affordable housing contributions respectively. In this instance the Town Planning Division's Policy and Implementation Group Leader has highlighted that the development would provide 100% affordable housing and requires a significant amount of grant funding to develop the site. Therefore there is no viability within the development to provide any additional planning obligations.

Other matters

Although a site investigation report has been submitted with the application, the Environmental Health Manager has requested that further information/details relating to contamination are submitted prior to the commencement of any development. These additional details can be provided by means of a suitably worded condition if Committee are minded to approve this application.

The objector highlighted that there will be a large number of houses built on the former Merthyr Vale Colliery site. It is unclear why the objector considers the proposal subject of this report to be unacceptable based on this assumption. As Committee appreciate this application must be treated on its own merits and likewise any future development of the former Merthyr Vale Colliery site will be assessed based on the information submitted with that application and any other material planning considerations.

The education department has confirmed that there are significant surplus spaces at Ynysowen Primary School and there is satisfactory space within Ysgol Rhyd y Grug to accommodate additional pupils. As such, there is sufficient capacity in local schools to cater for the needs of any children that may live in the proposed houses/flats. No evidence has been submitted by the objector with respect to the ability of local surgeries to accommodate additional patients. Notwithstanding this, it is considered that a development of this size

would not have a significant impact on such facilities and is indeed a matter that needs to be fully considered by the Local Health Board.

Conclusion

The application site is located within the settlement boundary where new development should be located. The proposal is appropriate to its local context in terms of the layout and design of the buildings and would integrate effectively with the surrounding area. The impact on neighbouring residents in terms of loss of amenity is negligible and there would be no significant impact on ecology. The proposal is also considered acceptable in terms of highway and pedestrian safety. On this basis, 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 residential units hereby approved shall only be used for affordable housing purposes in accordance with the definition of affordable housing as set out in paragraphs 5.1 and 5.2 of Technical Advice Note (TAN) 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The residential units shall be affordable for both the first and subsequent occupiers.

Reason - To ensure the residential properties are only used for affordable housing.

3. **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

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.

4. All planting, seeding or turfing comprised in the approved details of landscaping 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.

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.

5. **Before any work is commenced on site**, including site works of any description, each of the trees to be retained shall be securely fenced off by a chestnut paling or similar fence erected in a circle round each tree to coincide with the extremity of the

canopy of the tree. Within the areas so fenced off the existing ground level shall be neither raised nor lowered, and no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon during the period of construction works. If any trenches for services are required in the fenced-off areas during construction works they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason - To protect the existing trees on the site during the course of building work in the interests of amenity and protection of bat roosts in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

6. A landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any dwelling/flat hereby permitted. The landscape management plan shall be carried out as approved.

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

7. Notwithstanding the submitted plans, **prior to the construction of the dwellings/flats** hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwellings and flats 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.

8. **No development shall commence** until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwellings/flats and retained in perpetuity.

Reason - To ensure adequate disposal of foul and surface water drainage in accordance with Policy BW8 of the Merthyr Tydfil Local Development Plan.

9. Notwithstanding the submitted details, **no development or ground works shall take place** until details of existing ground levels and proposed finished ground and floor levels (including relevant sections) 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 -In the interest of visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

10. Notwithstanding the submitted details, **no development shall take place** until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historic environment, has been submitted to and approved in writing by the local planning authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures and details of any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation. The development shall be carried out in accordance with the approved remediation scheme.

Reason - In the interest of health and safety and environmental amenity and so as to accord with Policy BW18 of the Merthyr Tydfil Local Development Plan.

11. Following the completion of measures identified in the approved remediation scheme, as required by condition 10, and prior to the occupation of any dwelling/flat, a verification report (or validation report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils. These details must be submitted to and approved in writing by the local planning authority prior to the occupation of any dwelling/flat. The monitoring and maintenance programme shall be carried out in accordance with the approved details.

Reason - In the interest of health and safety and environmental amenity and so as to accord with Policy BW18 of the Merthyr Tydfil Local Development Plan.

12. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

Reason - In the interest of health and safety and environmental amenity and so as to accord with Policy BW18 of the Merthyr Tydfil Local Development Plan.

13. If during the course of development, any unexpected land instability issues are found which were not identified in the site investigation report (Johnson Poole and Bloomer October 2015) additional measures for their remediation in the form of a remediation scheme shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures which shall be retained for the period agreed in the remediation scheme.

Reason - The site may be unstable and, as such, in the interests of safety remedial measures may need to be carried out.

14. Notwithstanding the submitted plans, before the development is brought into use the means of access, together with the vision splays, shall be laid out and constructed in

accordance with details that have first been submitted to and approved in writing by the local planning authority. No obstruction or planting when mature, exceeding 0.9 metre in height shall be placed within the required vision splay areas.

Reason - In the interest of highway safety in accordance with Policies BW12 and TB11 of the Merthyr Tydfil Local Development Plan.

15. **No development shall commence**, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority, setting out details for the provision of wheel washing facilities and the measures to control the emission of dust and dirt during construction. The approved statement shall be adhered to throughout the construction period.

Reason - In the interests of the highway safety and to protect the environment and so as to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

16. **No development shall take place**, or any demolition works or site clearance, until details of a scheme for the eradication of Japanese Knotweed (*Fallonia japonica*, *Rouse decraene*, *Polygonum cuspidatum*) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme.

Reason - To ensure compliance with the Wildlife and Countryside Act 1981.

17. No house/flat shall be occupied until the post and rail fence has been erected and hedgerow planted (adjacent to the Taff Trail) in accordance with the details shown on approved plan (1401/AL(--))001/K). If any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased they shall be replaced in the next planting season with others of similar size and species.

Reason - In the interests of biodiversity and visual amenity in accordance with policies BW5 and BW7 of the Merthyr Tydfil Local Development Plan.

18. No house/flat shall be occupied until the relevant boundary enclosures relating to that property have been completed in accordance with the details approved on drawing number (1401/AL(--))001/K).

Reason - To preserve and enhance the visual amenities of the locality and in the interest of residential amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

19. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

20. Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

21. The development hereby permitted shall be carried out in strict accordance with section 5 of the Preliminary Ecological Appraisal, Reptile and Bat Survey (Acer Ecology) dated September 2015.

Reason - In the interests of biodiversity in accordance with Policy BW5 of the Merthyr Tydfil Local Development Plan.

22. The natural stone of the railway retaining wall shall be carefully salvaged, protected and stored in a secure location for re-use in the boundary wall/feature wall as shown on approved on drawing number (1401/AL(--))001/K).

Reason - To preserve and enhance the visual amenities of the locality in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.
