

<b>DATE WRITTEN</b>	8th June 2018
<b>REPORT AUTHOR</b>	Judith Jones
<b>CASE OFFICER</b>	David Cross
<b>COMMITTEE</b>	Planning and Regulatory
<b>COMMITTEE DATE</b>	20th June 2018

**Application No.**  
P/17/0294

**Date**  
29th January 2018

**Determining Authority**  
MTCBC

**Proposed Development**

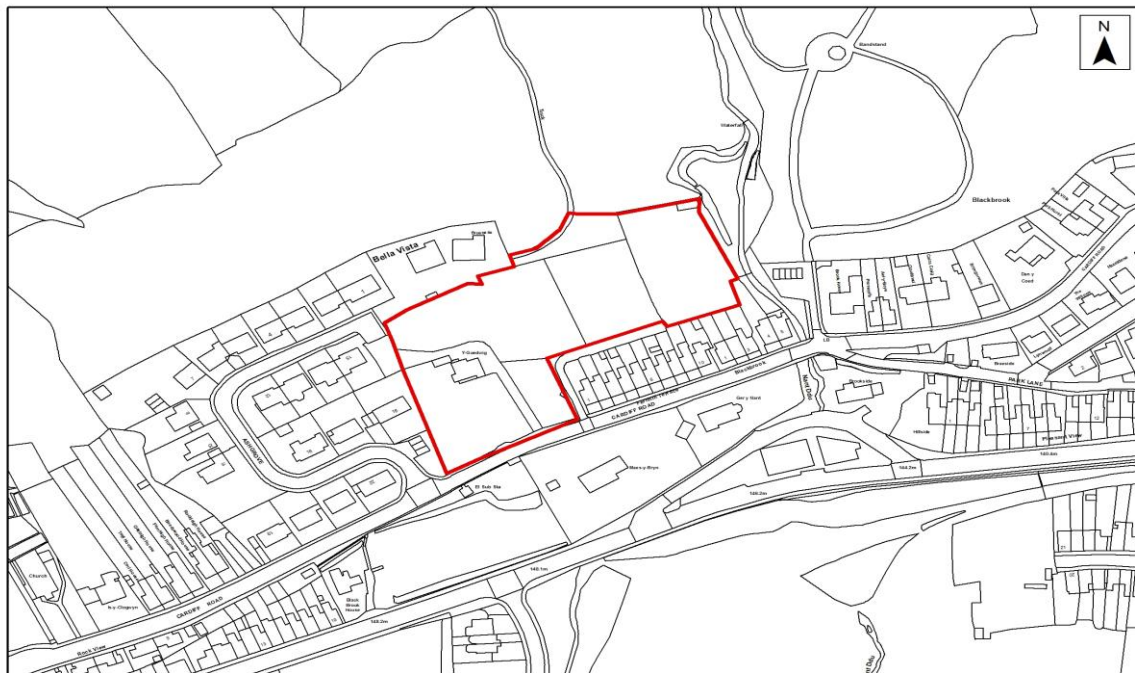
**Location**

**Name & Address of Applicant/Agent**

Demolition of existing dwelling (Y Goedwig) and erection of 22 dwellings with associated access road

Y Goedwig  
Cardiff Road  
Treharris  
CF46 5NB

Howrefreshing Property Developments Ltd  
c/o C2J Architects And Town Planners  
F.a.o. Mr A Dallimore  
Unit 1A Compass Business Park  
Pacific Road  
Ocean Park



## **PURPOSED OF REPORT**

### **To further consider planning application P/17/0294**

At the Planning, Regulatory and Licensing Committee meeting on the 28<sup>th</sup> February 2018, it was resolved to accept the recommendation to grant planning permission subject to conditions and the applicant entering into a Section 106 Agreement to secure a financial contribution towards the provision of affordable housing and a new footpath link.

At the time of the initial report (attached below), the applicant failed to provide details of the anticipated development costs, which would have more accurately informed the viability assessment of the development using the Three Dragons Toolkit. Following the decision made by Committee on the 28<sup>th</sup> February 2018, a viability appraisal has now been submitted by the applicant, which provides detailed information on the costs of the development and the anticipated sales revenue.

Given the viability assessment submission, the requirement for an affordable housing contribution or any other appropriate planning obligation has been re-assessed by the Town Planning Division's Policy Group Leader using the Three Dragons Toolkit. Having inputted more accurate and site specific financial information into the toolkit, the conclusion is that if the planning obligations were sought, it would render the development financially unviable. As such it is now recommended that this application be approved without the provision of any Section 106 Agreement and subject to the same conditions set out in the report.

**RECOMMENDATION: BE APPROVED** subject to conditions 1 – 18 in the original report.

## APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.93 hectares, situated to the east of Ashgrove and to the north (rear) of Fernhill Terrace. The site comprises a mixture of slopes and plateaus, although in the main it slopes downwards from north to south. The site is largely covered by bracken and bramble scrub with a few small saplings scattered across the site. A lot of the vegetation within the site had previously been cleared and what is evident within the site now is essentially regenerated vegetation.

The northern boundary of the site is partly bound by a woodland area and two residential properties which form part of Ashgrove. Within the site, along part of the northern boundary, are a number of small trees which are protected by a Tree Preservation Order.

To the west, the site is adjoined by two residential properties and their respective garden areas. To the south is Cardiff Road and a rear access lane which serves the properties along Fernhill Terrace. Within the western part of the site is a detached dwelling known as Y Goedwig, which is served by an existing access road that links to Cardiff Road. To the east is a woodland area with Treharris Park beyond to the north-east.



## PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of 22 dwellings including a mixture of detached and semi-detached dwellings with 3 and 4 bedrooms. To accommodate the development, the existing property (Y Goedwig) would be demolished. The layout of the development would essentially comprise two rows of dwellings. Two storey dwellings (a total of 5) would be situated along the southern part of the site with a frontage onto Cardiff Road. Across the northern part of the site would be three storey dwellings (a total of 17) that front onto a new road, with the ground floor level (accommodating a garage) set into the sloping land.

The dwellings located at the southern end of the site would measure 6m wide by 7.8m deep and 8.3m high with a pitched roof. Their front elevations would have a traditional appearance to reflect the neighbouring terraced properties, incorporating bay windows and a canopy above the front door. A stepped access to Cardiff Road would be provided to the front with parking located to the rear via a new access road. These dwellings would have a painted render finish with synthetic slate roof tiles.

The dwellings located at the northern part of the site would measure 6.3m wide by 9.2m deep and 11.5m high with a pitched roof. Due to the sloping nature of the site these properties would be partly set in the land with a garage provided at the ground floor level and the rear garden accessed at first floor level. The main habitable rooms would be provided at first and second floor level with a bedroom accommodated within the roof space. These properties would be of a modern appearance with a gable feature to the front elevation and canopy over the front door. A dormer window would also be provided on the rear roof planes. The external finishes would largely comprise painted render on the elevations with brickwork at the ground floor level (with some brickwork detailing on the front and rear elevations). Additionally, synthetic slate tiles would be used on the roofs.

A new access road would be provided which links to Cardiff Road in a similar position to the existing driveway. The road would be constructed to adoptable standard with a 5.5m wide carriageway and 2m wide footway on either side. The existing driveway into the site would need to be altered to accommodate a wider access and visibility splays of 2.4m by 43m in both directions. The road would initially have a 1 in 20 gradient and would become steeper (1 in 10) in the transition to the upper part of the site where it would then vary between 1 in 12 and 1 in 24 gradients. Additionally, a turning area would be provided at the end of the road. Each dwelling would accommodate two parking spaces, with some provided on driveways and some within integral garages.

A detailed landscaping scheme has not been provided at this stage. However, the proposed site plan sets out the intended approach to the soft landscaping. Planting would be introduced to either side of the main access into the site which may include a mixture of shrubs and trees. Across the middle of the site would be a grassed embankment with a number of trees planted across its entire length. The row of dwellings in the northern part of the site would be broken up by three strips of landscaping with trees also located in the front garden areas. The existing protected trees would be retained and fenced off to protect them during the development of the site and separate them from the private garden areas.

## PLANNING HISTORY

- P/17/0365 - Variation of condition 1 of planning permission P/14/ 0071 (relating to a residential scheme for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years.  
Permission GRANTED on 05.02.2018
- P/14/0071 - Variation of condition 3 of Planning Permission P/11/0065 (relating to the residential development of the site for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years.  
Permission GRANTED on 22.12.2014
- P/11/0065 - Variation of Condition 3 of planning consent P/08/0133 (relating to the residential development of the site for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years.  
Permission GRANTED on 05.05.2011
- P/08/0133 - Application under Section 73 of the Town and Country Planning Act 1990 to extend the time for the submission of reserved matters for a further 3 years.  
Permission GRANTED on 20.10.2011
- P/06/0659 - Construction of new access road (Reserved Matters Application).  
REFUSED permission on 30.06.2011
- P/06/0379 - Construction of new access road.  
REFUSED permission on 05.03.2012
- P/03/0476 - Residential development for 9 houses (Outline Application).  
REFUSED on 09.06.2004 and subsequently ALLOWED at appeal (Ref APP/U6925/A/04/1169017) on 18.03.2005

## CONSULTATION

- Engineering and Traffic Group Leader - No objection subject to conditions relating to access, drainage, retaining works and structural design.
- Planning Division's Policy Group Leader - No objection subject to a S106 agreement for a

contribution towards affordable housing provision.

Planning Division's Countryside Officer	-	No objection subject to a condition relating to a bat mitigation strategy for the demolition of Y Goedwig.
Planning Division's Landscape Architect	-	Concern has been raised in respect of the potential visual impacts from across the valley and the dense nature of the development, which extends the urban presence into the well forested slope.
Environmental Health Manager	-	No response.
South Wales Police	-	No objection.
Welsh Water	-	No objection subject to a condition relating to surface water and land drainage.
Wales & West Utilities	-	No objection.
Western Power Distribution.	-	No response.

## PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties on 12.10.17 and site notices were displayed within the vicinity of the site on 18.10.17. A press notice was also placed in a local newspaper on 19.10.17.

Following amendments to the proposed development, a further publicity exercise was carried out with letters sent to neighbouring properties and notices displayed within the vicinity of the site on the 31.01.18.

As a result of the initial publicity exercise one letter of objection was received highlighting the following concerns:

- The proposed dwellings located immediately behind Fernhill Terrace would be particularly close to existing rear garden areas. Together with the elevated levels of the site, the development would result in a loss of privacy and have an overbearing impact on the neighbouring properties.
- There are concerns that the use of heavy vehicle and associated traffic and parking during the development of the site would lead to congestion and pose a highway safety, particularly for children in the area at the start and end of the school day.

No objections were received following the second publicity exercise undertaken.

## POLICY CONTEXT

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

### National planning policy

*Planning Policy Wales (PPW), Edition 9, November 2016:*

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.

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.

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.

Para 9.3.1 – 9.3.4 indicates new housing developments should be well integrated with its local context and not cause damage to the area's character or amenity. High quality design and landscape standard are also important considerations.

Para 11.1.13 states that local authorities should seek to protect and enhance the rights of way network as a recreational and environmental resource, as well as promote the use of national cycle networks.

*Technical advice note (TAN):*

- TAN 5, Nature Conservation and Planning, September 2009
- TAN 18, Transport, March 2007
- TAN 12, Design, March 2016

### Local planning policy

*Merthyr Tydfil Local Development Plan (LDP) 2006-2021:*

- BW2 - Development Strategy - Secondary Growth Area
- BW4 - Settlement boundaries / locational constraints
- BW5 - Natural heritage
- BW7 - Sustainable design and place making
- BW8 - Development and the water environment
- BW12 - Development proposals and transport
- BW17 - Securing community infrastructure benefits
- AS22 - Affordable housing contributions

- TB11 - Access, parking and accessibility of local facilities

#### *Supplementary Planning Guidance (SPG):*

- SPG 1- Affordable Housing, March 2012
- SPG 2- Planning Obligations, March 2012
- SPG 4- Sustainable Design, July 2013
- SPG 5- Nature and Development, May 2015

## PLANNING CONSIDERATION

### Land use

The application site is located within the settlement boundary and Secondary Growth Area, where the majority of new development is encouraged and generally supported in principle by policies BW2 and BW4 of the LDP. Additionally, the development of the site for residential purposes has been established with the recent renewal of outline permission (P/17/0365).

### Design and landscaping

The layout of the development has largely been informed by the topography of the site, which has presented a particular challenge for providing a new access road with appropriate gradients. As a result, the layout of the development is split in to two notable sections, being a small group of 5 dwellings at the bottom of the site fronting on to Cardiff Road, and a row of 17 dwellings in the upper part of the site.

The dwellings fronting onto Cardiff Road have been positioned to follow a similar building line as Fernhill Terrace with a similar setback from the road and elevated above the street. They would be two storey buildings with features (e.g. bay windows) incorporated on the front elevation to reflect the appearance of Fernhill Terrace, which provides a consistent street frontage along Cardiff Road. The existing front stone boundary wall would be retained, with part of it altered to accommodate a new access into the site. Planting would also be incorporated along the top of the walls with a stepped access from the main road to the front of the properties.

The dwellings at the top of the site have been positioned to follow the contours of the sloping land, which follows a similar alignment to the existing properties within Ashgrove. These dwellings have been designed with a more modern appearance, in part owing to the fact that there is a mixture of house types and styles in the immediate vicinity. They have been designed specifically to deal with the sloping nature of the site, with garages provided at ground floor level and partly set into the land. The habitable rooms would then be provided in elevated positions to the street, which is not dissimilar to the existing properties within both Ashgrove and along Fernhill Terrace. It is noted that their three storey design is somewhat out of context with the predominantly two storey buildings in the vicinity. However, it should be noted that the two properties (Bella Vista and Bluebells) to the north are also three storey buildings with garages at the ground floor level. The scale of the buildings would largely be noticeable from within the site and to a lesser extent from the immediate surroundings due to the intervening trees and buildings. From more



distant views, particularly across the valley to the south-west (Cefn Glas), the development would be more visible within the wider landscape. A photomontage has been submitted in support of the application, which illustrates that the scale of the buildings would not be apparent and the roof line would generally follow that of the existing properties within Ashgrove. The development would also be perceived as a continuation of Ashgrove which is framed by the woodland areas.

The row of properties across the top of the site would be split by strips of landscaping that would help to break up the overall mass of the development, whilst also providing an opportunity for planting along the street. A landscaped area of public open space would also be provided along one side of the access road which would contribute to the overall quality of the street. Whilst a detailed landscaping scheme has not been provided at this stage, notwithstanding the comments from the Landscape Architect, the site plan demonstrates a suitable scheme can be provided which would enhance views towards the site and integrate the development with the surrounding area.

The proposed layout provides an appropriate response to the context of the site and would integrate well with the surrounding pattern of development. The general design, scale and appearance of the dwellings are acceptable and would not have an adverse impact on the character of the area. Therefore the proposal complies with policy BW7 of the LDP.

### Amenities

The existing properties to the north (Bella Vista and Bluebells) would be located at least 25m away from the development and in an elevated position with views over the application site. Although the proposed dwellings in the northern part of the site would be in an elevated position, in relation to Fernhill Terrace to the south, the separation distance of 23m away from their rear gardens is sufficient enough to prevent any loss of amenity.

It is acknowledged that the development would be situated to the side of No. 15 and 18 Ashgrove. The proposed dwellings would be orientated to avoid any direct overlooking and would be at least 15m away with a number of intervening trees and hedgerows to further screen the development. Similarly a proposed dwelling located to the side of 1 Fernhill Terrace would have a minimal impact on the amenities of the neighbouring occupants.

Concerns were initially raised by the residents of Fernhill Terrace in respect of the siting of dwellings adjacent to their rear lane. However, the layout of the development was subsequently amended resulting in those dwellings being removed and replaced with a landscaped area. Therefore, these initial concerns have been overcome and it is noted that no objections were received in respect of the revised layout.

Taking into consideration the siting, orientation and separation distance between the proposed dwellings and existing properties adjoining the site, the development would not adversely impinge on local amenity in terms of overlooking or overbearing impacts. Therefore, the proposal complies with policy BW7 of the LDP.

## Highways

The topography of the site has presented a challenge for the development in order to achieve appropriate gradients and radii for the new access road. The point of access into the site would remain the same from Cardiff Road. Although the entrance would be increased in width to improve the visibility splays and enable two-way traffic. The proposed access road would be of an appropriate design, in terms of its dimensions, gradients, provision of footways and turning facilities, which would meet the expected requirements for its future highway adoption. Adequate off-street parking would be provided for each property with an additional 4 spaces created along the highway for visitor parking. There would also be limited scope for some on-street parking within the site.

The main adopted highway serving the site is of a suitable standard to accommodate the additional traffic that would be generated by the development. On the approach to the site from the south-west, the road is of a suitable width and can adequately accommodate two-way traffic. However, it is accepted within the vicinity of the site and further along the road to the north-east, the traffic flow can be hampered by on-street parking, which limits the ability for vehicles to pass in places. The Engineering and Traffic Group Leader has highlighted traffic speed issues in the area, but is satisfied that the existing highway could accommodate the development. In this respect no highway objection has been raised.

However, there are concerns that the traffic associated with the development of the site, such as large delivery and construction vehicles, may cause a degree of disruption and congestion along Cardiff Road. This may pose a particular issue during peak times in the mornings and afternoons (i.e. during the schools runs to Edwardsville School). Therefore, a Construction Management Plan could be secured by condition to appropriately control construction traffic primarily during these busy times e.g. delivery times, staff/visitor parking and the storage of materials.

The highway network serving the site is of an adequate standard to accommodate the development and would not give rise to adverse highway safety concerns. Therefore the proposal complies with policies BW12 and TB11 of the LDP.

## Environment

The western half of the application site is identified in the LDP to be ancient woodland, which is protected by a Tree Preservation Order (TPO). Historically there were a number of trees scattered across the site, which were then felled to make way for the development of the site. Subsequent enforcement action was taken for the felling of the trees, which was ultimately resolved by the planting of replacement trees, now located in the north-west corner of the site. It is proposed that a heras fence would be erected during the development of the site to ensure the trees are not damaged. The majority of the trees with a TPO would sit outside of the proposed private garden areas to avoid any future damage or pressure for their removal.

Given the extensive vegetation across the site an Ecological Assessment has been submitted in support of the application, which included a visual inspection of the site to determine the potential for any impacts on protected species and habitats. The

assessment concludes that the scrub habitat is dominated by dense bramble and bracken with low botanical diversity and is overall considered to have a low ecological value. Furthermore, the assessment notes that there was no evidence of protected species. However it considered there to be some potential for the scrub habitats to provide opportunities for breeding birds and refugia for reptiles.

To accommodate the proposed development, the existing dwelling (Y Goedwig) would need to be demolished. The Ecological Assessment has noted that a number of bat species have been recorded within 1km of the site in the last 5 years. Indeed the presence of bats roosting in nearby properties and using the area for foraging has been previously recorded. Therefore, a further assessment was carried out which involved an inspection of Y Goedwig to determine its potential to be used by roosting bats. The report concludes that no evidence of bats were found within the roof space. However it notes that there were a number of features, particularly in the soffit boxes which would be suitable for roosting bats. The Planning Division's Countryside Officer is satisfied with the submitted reports and notes that whilst there is potential for bats to utilise the building, the development site has capacity to mitigate/compensate for the loss of the habitat. Additionally, a license would also need to be sought from Natural Resources Wales, which would likely be granted since the loss of the building would not have a significant adverse impact on the species of bats that would likely use the habitat. A condition could be imposed to ensure the appropriate demolition of the existing dwelling (Y Goedwig) without causing harm to bats and for the provision of suitable mitigation measures e.g. provision of new bat roosting features. 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 respectively. On sites where more than 10 residential units are proposed within the Secondary Growth Area, a 5% on-site affordable housing contribution would be sought. Based on the proposed site plan, this would amount to the provision of a single affordable residential unit on the site. However, given the location of the site away from existing affordable housing stock and that the development would only secure a single affordable residential unit, this would likely present management issues for a Registered Social Landlord. As such, in this instance, a financial contribution would be more beneficial towards the delivery of affordable housing elsewhere in the Secondary Growth Area. Additionally, a financial contribution is sought for the provision of a new footpath link from the eastern boundary of the site into Treharris Park in order to improve the accessibility of a key area of public open space.

Using the Three Dragon's Toolkit, the Planning Division's Policy Group Leader has assessed the viability of the development. A financial contribution of £70,000 is sought towards the affordable housing contribution and £15,000 towards the provision of a new footpath link, together with an appropriate monitoring fee. This would be secured by means of a Section 106 agreement.

## CONCLUSIONS

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (“the WBFG Act”) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

For the above reasons 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** and the applicant (and anyone else with an interest in the land) **ENTERING INTO A SECTION 106 AGREEMENT**.

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:

Dwg No. AL(01)01 Rev H (Proposed Site Plan)  
Dwg No. AL(01)03 (Public Open Space Plan)  
Dwg No. AL(01)10 Rev C (Proposed Site Sections - Sheet 1)  
Dwg No. AL(01)11 Rev D (Proposed Site Sections - Sheet 2)  
Dwg No. AL(01)12 Rev B (Proposed Site Sections - Sheet 3)  
Dwg No. AL(90)03 Rev C (Tree Protection Plan)  
Dwg No. AL(01)20 Rev C (Floor Plans - Plot A - Variant A)  
Dwg No. AL(01)21 Rev B (Elevations - Plot A - Variant A)  
Dwg No. AL(01)22 (Floor Plans - Plot A - Variant B)  
Dwg No. AL(01)23 Rev B (Elevations - Plot A - Variant B)  
Dwg No. AL(01)24 (Ground Floor Plan - Plot A - Variant C)  
Dwg No. AL(01)25 (Floor Plans Excl. Ground - Plot A - Variant C)  
Dwg No. AL(01)26 (Elevations - Plot A - Variant C)  
Dwg No. AL(01)30 Rev B (Plans & Elevations - Plot B)  
Dwg No. AL(01)31 (Plans & Elevations - Plot B - Variant B)  
Ecological Assessment dated September 2017  
Addendum Bat Survey Report, 15th February 2018

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

3. **Prior to the construction of the dwellings** hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwellings 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. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

**Reason** - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with policy BW8 of the Merthyr Tydfil Local Development Plan.

5. **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 .

6. **No development shall commence** until details of the existing and proposed ground levels, including sections through the areas of public open space and each plot, 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 and to ensure an appropriate form of development and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

7. The proposed access road and footways hereby approved, shall be surfaced in tarmacadam or an alternative durable material, in accordance with details to be submitted to and approved by the Local Planning Authority in writing **before works commence on site**. The proposed access road, shall be constructed in accordance with the approved details and completed up to base course level prior to the occupation of any dwelling and fully completed (wearing course level) prior to the occupation of the last dwelling, hereby approved.

**Reason** - In the interests of road safety in accordance with Policies BW12 and TB11 of the Merthyr Tydfil Local Development Plan.

8. Prior to the occupation of the dwellings hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved prior to the occupation of the dwellings.

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

9. Prior to any demolition of the dwelling known as Y Goedwig, a Bat Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out the timing of works, method of demolition, bat protection measures and details/location(s) of proposed measures of mitigation. All works shall be carried out in accordance with the approved details, under the supervision of a suitably qualified ecologist, and the approved mitigation measures shall retained as such thereafter.

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

10. **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.

11. 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.

12. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. 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 and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan.

13. The areas highlighted in green on drawing No. AL(01)03 (Public Open Space Plan) shall only be used as open-space and shall not be incorporated within the curtilage of the residential plots or used for residential purposes.

**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.

14. **No development shall commence**, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) a scheme for the management of construction traffic to and from the site outside of the hours of 08:15 - 09:15 and 14:45 - 15:45 to avoid conflict with peak drop off/pick up times relating to Edwardsville School.

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

15. Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 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.

16. The integral garages to be provided shall be kept available for the parking of motor vehicles at all times.

**Reason** - To ensure that cars are parked off the highway in the interests of highway safety and to accord with Policies BW12 and TB11 of the Merthyr Tydfil Local Development Plan

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.

**Reason** - To preserve the open plan character of the housing layout in the interests of visual amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

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

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

## **INFORMATIVES**

1. It is an offence to intentionally or recklessly kill, injure or take any wild animal listed as protected in the Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 under the Conservation of Habitats and Species Regulations 2017. In the event that bats are found during the demolition works, those works shall cease and further advice should be sought from Natural Resources Wales and the Planning Division's Countryside Officer.