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COMMITTEE	Planning and Regulatory
COMMITTEE DATE	13th January 2021

Application No.
P/20/0228

Date
24th September 2020

Determining Authority
MTCBC

Proposed Development

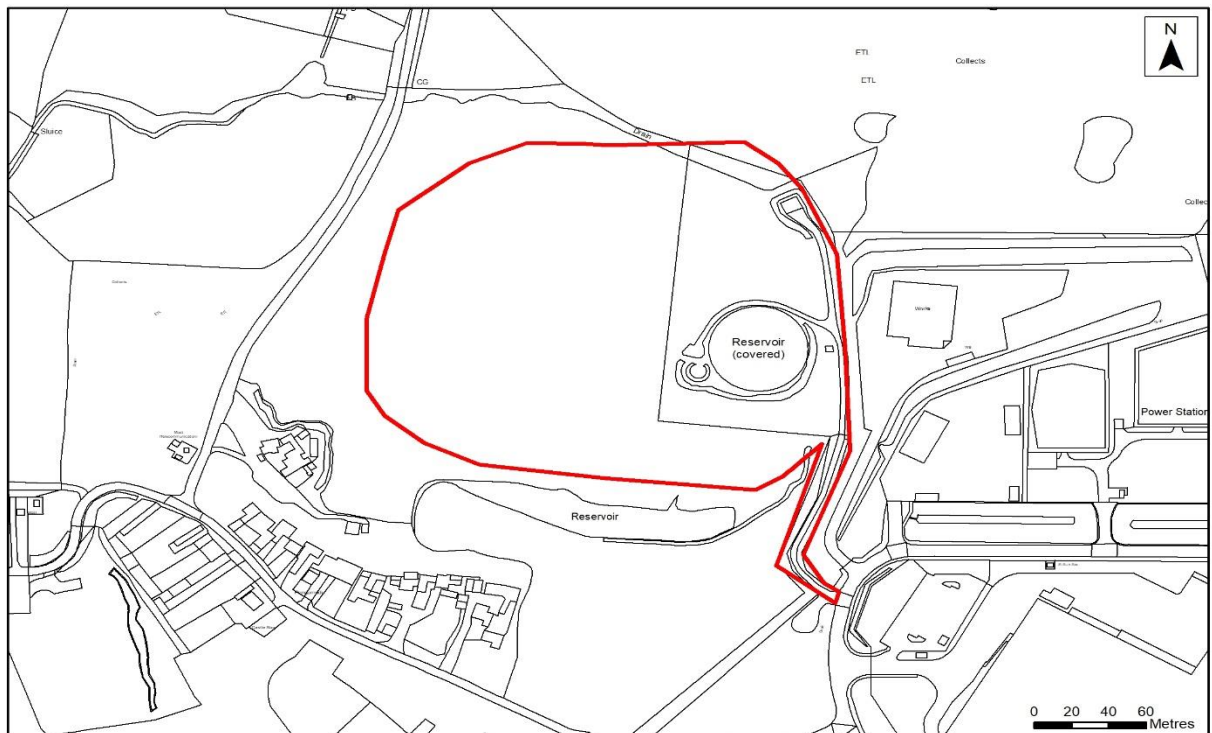
Location

Name & Address of Applicant/Agent

Construction a 9ML (mega litre) 2-cell reservoir and associated engineering, access and landscaping works

Pengarnddu Service Reservoir
Pengarnddu Industrial Estate
Dowlais Top
Merthyr Tydfil

Welsh Water
c/o Mott MacDonald
F.a.o. Mr J Holbrook
Templeback 10 Temple Back Redcliff
10 Temple Back Redcliff



APPLICATION SITE

This application relates to an area of land measuring approximately 2.83 hectares, which includes an existing water reservoir facility and vacant grassland that forms part of the wider Merthyr Common. The site is located immediately to the west of the established Pengarnddu Industrial Estate and is largely bound on all sides by the open countryside. In the wider surroundings to the south-west (approx. 140m) is a residential property, together with a number of out-buildings, stables and dilapidated structures. To the north-west (approx. 330m) is a residential property with out-buildings and to the south (approx. 230m) are nearby retail stores.

The existing reservoir facility is situated in the eastern part of the site and consists of a circular water storage tank that is buried in the ground with the top of the tank having a gravel surface. A smaller above ground service reservoir is also located in the north-east part of the site. The reservoir facility is enclosed by security fencing with access into and around the site via a track that links to the main highway serving the adjacent industrial estate to the south-east. The remaining parts of the site generally comprises of semi-improved acid grassland that slopes down from north to south. This area has been used for grazing by sheep and horses. The northern part of the site includes some areas of wet dwarf scrub heath and to the south, adjacent to the site boundary, is Saints Pond.

PROPOSED DEVELOPMENT

Full planning permission is sought for the expansion of the existing reservoir facility to increase its storage capacity with the construction of a new 9ML (Mega Litre) 2-cell reservoir (note: a ML is equivalent to one million litres). The storage tank would be located adjacent (west) to the existing reservoir and would have a footprint of 50m by 61m (3050m²).

The reservoir would predominantly be constructed below the ground (a maximum depth of 6m) with raised embankments provided around the sides to further conceal the storage tank. On the southern aspect of the reservoir a pre-cast concrete service area/value house would be constructed (partly in the ground) measuring 14m wide by 8m deep and 3.6m high. The top of the reservoir would have a gravel finish. Additionally, a motor control centre kiosk and pumping station kiosk would be provided adjacent to the existing reservoir.

The existing 3.5m wide access would be extended over a length of approximately 93m across the site to the south-west to provide access to the new reservoir and would include a turning area for vehicles. The existing security fencing would be removed and a new 1.8m high weldmesh fence would be erected around the extended perimeter of the reservoir facility.

To assist the development, the land in the western part of the site would be utilised as a temporary construction area and following the completion of the works, any disturbed land would be restored to its current condition.

The proposed landscaping scheme illustrates the majority of the land within the boundary of the new reservoir facility would be reseeded with a grass and wildflower

mix. Key areas of existing scrub vegetation would be retained and protected during construction. Additionally, two brush piles (essentially log piles) would be located in the northern part of the site for reptiles, with two hibernacula (amphibian habitats) in the southern part for Great Crested Newts.

The application has been supported by the following documents:

- Pre-application Consultation Report
- Design & Access Statement
- Planning Statement
- Landscape & Visual Impact Assessment
- Assessment of the Significance of the Impact of Development on Historic Landscape
- Ecological Impact Assessment
- Baseline Ecological Survey Report
- Fungi Check Report
- Invasive Species & Biosecurity Method Statement
- Contract Management Plan
- Scaled drawing, including site plans and section details.

PLANNING HISTORY

There is no relevant planning history relating to the application site.

CONSULTATION

- | | | |
|---|---|---|
| Head of Engineering | - | No objection subject to a condition relating to retaining works. |
| Planning Division's Policy Officer | - | No objection. |
| Planning Division's Ecologist | - | No objection subject to a condition for the implementation of the ecological mitigation measures. |
| Planning Division's Landscape Architect | - | No objection subject to a condition relating to Landscape management. |
| Rights of Way Division | - | No response. |
| Environmental Health Manager | - | No objection subject to conditions relating to Construction hours, dust control and disposal of waste material. |
| Natural Resources Wales | - | No objection. |

- Glamorgan Gwent
Archaeological Trust - No objection subject to a condition relating to a written scheme of historic environment mitigation and a report on the archaeological work.
- Cadw - No response.
- Brecon Beacon National
Park Authority - No response.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site on 29.09.2020 and letters were sent to neighbouring properties on 29.09.20. Additionally, a notice was placed in the local newspaper on 08.10.2020.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

National planning policy

Planning Policy Wales, Edition 10, December 2018:

Chapter 2, figure 3 sets out the key planning principles to achieving the right development in the right place. In order to make the best use of resources, the proximity principle must be applied to ensure problems are solved locally, rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term. Additionally, development should maximise environmental protection and limit environmental impact. Natural, historic and cultural assets must be protected, promoted, conserved and enhanced.

Paras 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Paras 6.1.5 sets out the Welsh Governments objective to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite non-renewal and shared resource and a vital and integral part of the historic and cultural identify of Wales.

Paras 6.1.23 – 6.1.27 recognises the need to conserve archaeological remains and their setting. In cases involving less significant archaeological remains, local planning authorities need to weigh the relative importance of those remains against other factors, such as the need for the development. On occasions where unforeseen archaeological remains may be discovered, a condition can be used to secure a

written scheme of investigation and/or watching brief in order to appropriately react to such circumstances.

Para 6.3.3 acknowledges that all landscapes of Wales are valued for their intrinsic contribution to a sense of place and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and their role in creating valued places.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to the potential harm to any protected species and habitats.

Technical Advice Notes (TAN):

- TAN 5: Nature Conservation and Planning, September 2009
- TAN 18: Transport, March 2007
- TAN 12: Design, March 2016
- TAN 24: The Historic Environment, May 2017

Local planning policy

Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031:

- Policy SW4 - Settlement Boundaries
- Policy SW10 - Protecting and Improving Open Spaces
- Policy SW11 - Sustainable Design and Placemaking
- Policy SW12 - Improving the Transport Network
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW3 - Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- Policy EnW4 - Environmental Protection
- Policy EnW5 - Landscape Protection
- Policy EcW10 - Sustainably Supplying Minerals
- Policy EcW13 - Minerals Safeguarding

Supplementary Planning Guidance (SPG):

- SPG 4 - Sustainable Design, July 2013
- SPG 5 - Nature and Development, May 2013

PLANNING CONSIDERATIONS

Principle of development

The application site is located outside of the settlement boundary and as such the proposal is regarded as 'countryside development' as defined by policy SW4 of the LDP. Development in such locations can be supported in principle where it relates to the provision of public utilities, infrastructure or waste management facilities that cannot reasonably be located elsewhere.

The proposal is for an additional reservoir that is necessary for Welsh Water to address the requirements from the Drinking Water Inspectorate (DWI) to increase the storage capacity of the existing facility and avoid potential problematic water shortages in the future.

It is acknowledged in the Planning Statement that two alternative sites for the development next to existing water mains were also considered. However, both sites were discounted as they would require significant works to connect to the existing network. In the case of this proposal there is already a connection available within the application site. Additionally, it is noted that there is insufficient space to upgrade the pumping station at the Pontsticill Water Treatment Works, which supplies the reservoir at the application site. It is stated in the Planning Statement that the application site is a strategically good location in the network to provide additional storage due to the multiple locations it supplies.

The need for the development adjacent to an existing reservoir facility and its location has been adequately justified. Therefore the principle of development in a countryside location is acceptable and complies with the criteria of policy SW4 of the LDP.

It should be noted that a portion of the development would be located on land, which is registered as part of the Merthyr Common. Inevitably the development would result in the loss of Common Land. It is noted in the Planning Statement that a separate application has been submitted to the Planning Inspectorate, under Section 38 of the Commons Act 2006, to unregister/release the Common Land within the site to enable the development. To compensate for this loss, the applicant has provided an alternative (larger) area of land that can form part of the Merthyr Common, which has already been discussed with the Commoner's Association.

Ecological impact

The proposed development would be located within the Blaenmorlais Site of Importance to Nature Conservation (SINC 3), being a large area that supports a mosaic of upland habitats, comprising mainly acid grasslands with heathlands. Additionally, along the northern boundary of site is the Merthyr Common North (SINC 39), which comprises an extensive area of upland common land supporting a mosaic of both wet and dry moorland habitats. To consider the impact on these (and wider) areas, a Baseline Ecological Survey Report was submitted, together with a Fungi Assessment and Ecological Impact Assessment (EA) Report.

It is identified in the EA that there are three water bodies within close proximity (south) of the site. These water environments were identified as having some potential to provide habitats for amphibians, with the nearest, Saints Pond, being the most suitable and the other two being below average. However, it is concluded in the EA that there is no evidence of amphibians, including Great Crested Newts, using these ponds. It is noted by Natural Resources Wales (NRW) that the general area surrounding the site does support Great Crested Newts. However, they are satisfied that sufficient evidence has been provided to show their absence at the site.

The EA considers the site to have potential to support reptile populations with the wet dwarf scrub in the northern part being suitable for foraging and basking and the trees/hedgerows to the south-east providing suitable hibernating opportunities. A subsequent field survey revealed common lizards and slow worms present within the site.

The site provides a suitable environment for a number of protected bird species. A site survey shows that the trees and hedgerows to the east and south-east of the site offer the most value for foraging and nesting, with the grassland area within the site being of high to moderate potential to support ground nesting birds.

During the construction of the proposed reservoir a large area of habitat would be made unsuitable to support flora and fauna for a considerable period of time. However, it is noted in the EA that the habitats present on site are abundant in the local area and any nesting birds, invertebrates and reptiles would likely move to the surrounding habitats during construction i.e. toward Merthyr Common North SINC.

Following the completion of the development, the EA sets out the aim to improve the habitat quality of the retained Blaenmorlais SINC grassland within the new compound area that surrounds the reservoir facility. It is proposed that the areas which have been top soil stripped during construction would be reinstated with an appropriate species rich grassland mix. The proposed fencing would exclude grazing animals and the grassland would be appropriately managed to improve the overall quality of the environment for ground nesting birds, reptiles, amphibians and invertebrates. Additionally, two brush piles would be created in the northern part of the site, which would be suitable for nesting birds and reptiles. Two hibernacula would also be created on the southern edge of the site to support reptiles and amphibians including Great Crested Newts.

It is noted that NRW have not raised any objection to the proposal and that they welcome the mitigation measures to enhance the environment for Great Crested Newts. Furthermore, the Planning Division's Ecologist has not raised any objection to the proposal, subject to a condition for the implementation of the mitigation/enhancement measures and the management/monitoring of the site.

It has been adequately demonstrated that whilst the proposal would likely impact on the common habitat environment within the site during the construction phase, there would not be a significant impact on protected species. The restoration of the land following the completion of the new reservoir would reinstate the appropriate habitat environments with a reduced risk of over grazing from horses and would include acceptable enhancement features. Taking into consideration the mitigation measures

and the need for the development, the proposal would not adversely impact the ecological environment or the SINC designation. Therefore, the proposal complies with policies EnW1 and EnW3 of the LDP.

Heritage impact

The proposed development would be located in the north-east part of the registered Merthyr Tydfil Landscape of Outstanding Historic Interest. As such, a report on the Assessment of the Significance of the Impact of Development on Historic Landscape (ASIDOHL2) was submitted in support of the application.

It is identified in the ASIDOHL2 that the historic landscape contains 79 distinct Historic Character Areas (HCA), of which the proposed development lies entirely within Merthyr Common North (HCA041). The characteristics of this area is defined by the common land, water management features (Dowlais Free Drainage and Merthyr Tydfil Corporation) and the minor industrial extractive landscape.

The report considers that there would be some impact on the Merthyr Common North HCA with potential to also have an impact on the neighbouring character areas, in particular, Pengarnddu (HCA035) to the west and Dowlais Top (HCA047) to the south-east. Within the northern part of the Pengarnddu HCA there are three scheduled monuments approximately 2.9km from the application site. Although not specifically mentioned in the ASIDOHL2, it is also acknowledged that there is a proposed designated archaeological remain, referred to as Pitwellt Pond, Prehistoric Hut Circle Settlement (GM623), which is located approximately 0.85km to the north of the site.

The Merthyr Common North HCA covers an area of approximately 58.8ha and largely comprises common (open grazing) land. The proposed development would have a direct impact on approximately 0.7% of this character area and would result in the loss of 4% of common land. It is highlighted in the ASIDOHL2 that there are no features of national importance within or adjacent to the site that would be directly affected by the development. It is also recognised that Saints Pond to the south of the site is a feature of the Merthyr Common North HCA, which would not be directly or indirectly affected by the development.

The ASIDOHL2 considers the application site, although representative of the common land, to be of low rarity, given that it comprises a small part of a much larger component of the Merthyr Common North HCA. The land is also considered to have a low group value with other elements of the character area. The ASIDOHL2 acknowledges that the surrounding area has some associations with past irons works of regional importance. However, these associations with the site itself are not strong or well-known and as such deemed to be of low value in this respect.

In regards to the potential effects on the three scheduled monuments within the Pengarnddu HCA, the ASIDOHL2 considers there to be no visual impact given their separation distance from the development, where views of the proposal would likely be indiscernible within the landscape. Similarly, due to the surrounding topography, views of the development from Pitwellt Pond would be limited. Due to the low level design of the reservoir and its relationship with the existing facility, the proposal would

not significantly alter the character or views of the common land from the archaeological remains.

It is concluded in the ASIDOHL2 that the development would have an overall moderate impact on the Pengarnddu and Merthyr Common North HCA's with a slight impact on the Dowlais Top HCA. To reduce the potential impacts, it is noted that the embankments around the reservoir would be grassed and any hard surfacing which forms part of the access within the site would be kept to the minimum needed for functionality. Although some planting of vegetation may further reduce any visual impacts, the ASIDOHL2 notes that this should be sporadic, rather than forming dense or continuous planting along the boundaries.

Whilst the ASIDOHL2 considers the site to have a low potential for any archaeological remains of importance, it is advised that archaeological monitoring of topsoil should be undertaken to further mitigate any potential impact on the historic environment. In this regard, it is acknowledged that GGAT have not raised any adverse comments on the potential impact of the development on the historic landscape or any archaeological remains. However, they have advised that a condition should be imposed to secure a programme of archaeological works to ensure the development is appropriately monitored and any findings recorded.

It has been adequately demonstrated in the ASIDOHL2 that the proposed development would not have a significant impact on the Landscape of Outstanding Historic Interest or on any archaeological remains. Therefore, the proposal complies with policy CW1 of the LDP.

Landscape impact

The proposed development would expand the existing reservoir facility, which is located within a designated Special Landscape Area (SLA1 Nant Morlais & Cwm Taf Fechan). Such areas are recognised for their contribution to the attractiveness of the County Borough and that their character and local distinctiveness provide a sense of place. Whilst the designation is not intended to prevent development, policy EnW5 of the LDP seeks to ensure development proposals do not cause unacceptable harm to the character or quality of the landscape. This includes careful consideration of the siting, orientation, layout and landscaping of the development in relation to the special qualities of the SLA. Accordingly, a Landscape and Visual Impact Assessment (LVIA) has been undertaken and submitted in support of the application.

The LVIA takes into account LANDMAP which provides the baseline information of the key characteristics, qualities and influences of the landscape. In summary the overall landscape qualities are described as follows:

'The area is of exposed upland character with moorland rising to 530m. The visual and sensory character is generally bleak and open with long views. It is a complex area in which the variety of land uses over time have fragmented the appearance and changed the otherwise large-scale upland. The resulting mix is sometimes jarring but elsewhere the diversity adds interest. The unifying influence is the fact that these land uses have clearly altered the landscape. The north eastern corner of this area feels remote from development but much of the remaining area is clearly influenced by the

proximity to the town. Settlement is present on the north side of the A465 and abuts the area - terraced housing, large scale industry and retail parks. The retail park in particular is very exposed and sits uncomfortably on the edge of the upland moorland. There are many signs of past and current extractive activity including the active Vaynor Quarry cutting northwards east of Cefn Cil-Sanws, and disused quarries at Morlais, Bryniau and at Twynau Gwynion. Other past industrial activity is indicated by Pitwellt Pond. Morlais Hill and Castle form an important landmark which can be seen from the south side of Merthyr. The adjacent golf course is not particularly visually distinct in long views. The range of active and no longer used industrial sites influence the character of the landscape and the adjacent residential and retail areas. The power lines are detractors in this landscape.'

A Zone of Theoretical Visibility (ZTV) assessment was also undertaken, which illustrates the extent to which the development may be visible within the surrounding area. Such assessments do not take into account existing buildings or vegetation, which can significantly reduce the potential visual impacts. Whilst the development is shown to be potentially visible to the east and south, in reality the views of the proposal would be short and limited by the intervening industrial buildings and residential properties. To the west, the LVIA indicates that the re-profiled land around the reservoir and security fencing would be partly visible. However, this would have a limited impact within the landscape. The LVIA considers the development, when viewed from the open access common land to the north-west, would form a very minor distant element within the broad panoramic landscape, where it would be seen in the immediate context of the Pengarnddu industrial estate and wind turbines.

During the construction phase, the LVIA notes that vegetation clearance would be limited resulting in minimal disruption to the landscape and visual amenity. The introduction of vehicles, earth works and the stock pile of materials would introduce temporary elements to the landscape. However, given the immediate context of the site close to the industrial estate the visual impact is deemed to be low adverse.

The proposed development when completed would comprise covered infrastructure with limited above ground components. It is noted in the LVIA that the careful profiling and acid grassland seeding of disturbed earthworks would integrate the proposal within the surrounding open moorland landscape. Whilst the roof of the service reservoir would be covered with gravel, the LVIA considers this would form a recessive element and would not be readily noticeable where it occurs in distant views of the proposed development. The use of green wire mesh security fencing and green coloured kiosk structures, would further limit the intrusion the development would have in the landscape. As a result, the LVIA concludes there would only be a minor change to the baseline landscape character with a minor adverse impact. The report also considers the proposal would be well integrated with the site locality and would result in minor alterations to local landscape character and views overall.

It is acknowledged that the Planning Division's Landscape Architect has not raised any objection to the proposed development. It has been advised that the proposed grass and wild flower seed mix is appropriate for the utilitarian structure and that a landscape management plan for a period of 5 years is required to ensure the scheme establishes. This can be secured by condition.

It has been adequately demonstrated that the proposed development would not cause unacceptable harm on the character and quality of the landscape and that the sensitive design of the proposal has had appropriate regard to the Special Landscape Area. Therefore, the proposal complies with policy EnW5 of the LDP.

Highway impact

The greatest impact on the highway infrastructure would likely be during the construction phase of the reservoir. The existing access road serving the application site and the wider industrial estate is currently used in connection with a number of large commercial and industrial type businesses, which are frequently visited by heavy goods vehicles on a daily basis. It is considered that this access road is of a suitable standard to accommodate the necessary construction traffic associated with the proposed development. Additionally, it is not anticipated that the traffic movements would differ significantly to the current operational use of the reservoir.

There would be no alterations required to the entrance of the site and it is proposed that the existing internal access track would be utilised with temporary areas created for parking during the construction phase. The existing track would be extended to provide access to the new reservoir, which is required for future maintenance, inspections and emergency procedures. An area for parking and turning would also be provided adjacent to the new reservoir as part of the operational use of the site. It is acknowledged that the Head of Engineering has not raised any highway safety concerns with the proposed development. Therefore, the proposal complies with policy SW11 of the LDP.

Local amenity

Given the scale of the proposal and the extensive excavation/ground works required, there is likely to be a degree of noise and disturbance during the construction phase of the development, particularly from machinery operating on site. Within the general vicinity of the development, there are two residential properties that have some potential to be affected by the construction works, due to their exposed location. However, the impacts are likely to be temporary and limited to the construction phase with a negligible impact on local amenity during the operational phase of the reservoir.

It is acknowledged that the Environmental Health Manager has not raised any objection to the proposal, but has requested a condition be imposed to restrict the construction hours. Additionally, a Contract Management Plan has been submitted in support of the application, which sets out measures that will be employed during the construction phase to reduce noise, vibrations, dust and waste management. It is considered that the development would not significantly impact on the amenities of local residents and any impact would be temporary in nature and adequately mitigated. In this regard, it is noted that no objections were raised by local residents as a result of the publicity exercise or as part of the statutory pre-application exercise undertaken by the applicant. Therefore, the proposal complies with policies SW11 and EnW4 of the LDP.

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.

The need for the expanded reservoir facility has been adequately justified and it has been demonstrated that the development would not have an unacceptable impact on the surrounding environment. Therefore, the proposal 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:

- Dwg No. B10237-123532-ZZ-XX-DR-ZA-PN0069, Rev P03 – Proposed Site Plan (received 24.09.2020)
- Dwg No. B10237-123532-XX-XX-DR-LA-D19003, Rev P02 – Landscaping and Planting General Arrangement (received 24.09.2020)
- Dwg No. B10237-123532-XX-XX-DR-LA-D19004, Rev P01 – Proposed Sections (received 24.09.2020)
- Ecological Impact Assessment Report (received 24.09.2020)
- Contract Management Plan, Rev D (received 10.12.2020)
- Assessment of the Significance of the Impact of Development on Historic Landscape (received 24.09.2020)

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

3. **Prior to the development being brought into use**, details including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height shall be 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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to the development being brought into use**, details of the surface material for the access tracks shall be submitted to an approved in writing by the local planning authority. All works shall be carried out in accordance with the approved details.

Reason - To ensure that the new development will sensitively integrated with the surrounding historic landscape in accordance with policies CW1 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **Prior to the development being brought into use** of the reservoir hereby approved, details of the gravel material to be laid across the top of the reservoir shall be submitted to and approved in writing by the local planning authority. All works shall be completed in accordance with the approved details.

Reason - To ensure that the new development will sensitively integrated with the surrounding historic landscape in accordance with policies CW1 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **Prior to the development being brought into use**, details of the design and finish of the wire mesh fencing to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed in accordance with the approved details.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority **prior to the development being brought into use**. The landscape management plan shall be carried out as approved and all planting, seeding or turfing comprised in the approved details of landscaping shall be implemented in the first planting and seeding seasons following the completion of the development.

Reason - To ensure that the new development appropriately integrates with the surrounding landscape and provides suitable habitat environments in accordance with policies EnW1, EnW3 and EnW5 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

8. **Prior to the development being brought into use**, the two brash piles and two hibernacula shall be provided in the locations as set out in the Landscaping and Planning General Arrangements plan (Dwg No. B10237-123532-XX-XX-DR-LA-D19003, Rev P02).

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. **Prior to works commencing on site** a written scheme of historic environment mitigation shall be submitted to and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason - To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and in accordance with policy CW1 of Merthyr Tydfil Replacement Local Development Plan.

10. Demolition or 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 Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. A detailed report on the archaeological work, as required by condition 9, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA) (www.archaeologists.net/codes/cifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited MCIfA Member.