

14275/RB

24 April 2026

Walters Land Limited
Hirwaun House
Hirwaun Industrial Estate
Aberdare CF44 9UL

For the attention of Meryl Lewis

Former Hoover Factory, Merthyr Tydfil – Condition 24 NRW

We write in response to NRW correspondence Ref. CAS-302232-Z9W8 dated 31 March 2026 in relation to the former Hoover site in Merthyr Tydfil.

NRW's correspondence relates to the discharge of Condition 24 (Contamination Parts 1-3) of Planning Permission P/25/0165.

NRW state the following:

'We have reviewed the submitted information in support of the application and advise a partial discharge of Condition 24 (Contamination Parts 1-3). We advise a discharge of part 1 only as part 2 and 3 have not been undertaken to date'.

Parts 2 and 3 of Condition 24 require the removal of buildings on site before the additional site investigation and subsequent controlled waters risk assessment can be completed'.

For reference, Condition 24 (Contamination Parts 1-3) of Planning Permission P/25/0165 states the following:

No phase of the development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

NRW have confirmed that they are satisfied with the information provided to discharge Condition 24 part 1.

With regards to Condition 24 parts 2 and 3 we comment as follows:

A desk study and site investigation was undertaken across the site previously by Redstart/WSP and Quantum Geotechnic Limited on behalf of Merthyr Tydfil County Borough Council. Intégral Géotechnique were appointed by Walters Land Limited to undertake a detailed review of the available site investigation reports and to provide a Geoenvironmental and Geotechnical Site Investigation and Preliminary Remediation Strategy Report for the site.

Subsequently the Geoenvironmental & Geotechnical Site Investigation and Outline Remediation Strategy Report Ref. 14275/JJ/25/DS dated February 2025 was prepared by Intégral Géotechnique and submitted to planning.

This report contains the findings of the site investigation works carried out by Redstart/WSP and Quantum Geotechnic Limited, which comprised the following:

- 5 No. cable percussive rotary follow-on boreholes,
- 6 No. internal dynamic sample rotary probe boreholes,
- 6 No. cable percussive boreholes (including 3 No. attempted re-drills following early termination upon refusal),
- 9 No. rotary core/rotary probe openhole boreholes,
- 36 No. windowless sample boreholes,
- 14 No. machine excavated trial pits,
- 9 No. in-situ variable head permeability tests,
- 28 No. installations of single or double gas/groundwater monitoring wells in selected boreholes, followed by groundwater and ground gas monitoring,
- Laboratory chemical and geotechnical testing.

The exploratory holes were positioned across the full extent of the site, including the northern and southern parts of the site and throughout the central areas of the site, around the existing buildings. Some limited investigation works were undertaken within the existing buildings where access allowed.

As part of these works a total of 136 No. soil samples, 136 No. soil leachate samples and 23 No. groundwater samples were tested.

Groundwater has been sampled and tested both up and down gradient and within the body of the site. The up hydraulic gradient boreholes/samples characterise groundwater conditions as groundwater enters the site. Similarly, the down hydraulic gradient boreholes/samples characterise groundwater conditions after groundwater has flowed beneath the site and before it leaves the site.

Whilst groundwater monitoring standpipes were not installed within the buildings, groundwater monitoring points were constructed around the existing buildings, and thereby characterising groundwater conditions after groundwater has passed beneath the remaining structures.

It is therefore considered that the ground and groundwater conditions beneath the site have been well characterised.

Whilst further sampling and testing works are to be carried out following demolition of the remaining buildings, these works will not impact the deeper groundwater conditions beneath the site and therefore the controlled waters risk assessment and the proposed remediation strategy for the site will not be affected.

It is therefore considered that there is sufficient information for NRW to be able to recommend the discharge of Condition 24 Part 2, as a site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site has been undertaken and provided.

Additionally, Geoenvironmental & Geotechnical Site Investigation and Outline Remediation Strategy Report Ref. 14275/JJ/25/DS dated February 2025 includes a Remediation and Reclamation strategy for the site.

This includes demolition and removal of the existing buildings, breaking out and excavation of the building floor slabs, buried foundations, disused services, etc. and post demolition investigation works.

Groundwater monitoring will be carried out both up and down hydraulic gradient and at the site boundary before, during and after the site remediation and reclamation works.

It is therefore considered that a remediation strategy has been provided within Geoenvironmental & Geotechnical Site Investigation and Outline Remediation Strategy Report Ref. 14275/JJ/25/DS dated February 2025, and on that basis, Condition 24 part 3 should also be discharged.

In addition, in the Council's Outline Planning Permission dated 8th January 2026, the Council has already approved Intégral Géotechnique's above report with specific reference to compliance with the recommendations for the remediation strategy contained in the report. See Condition 4 of the attached Outline Planning Permission P/25/0165.

We trust the above is to your satisfaction. However, if you have any queries or wish to discuss this further, please do not hesitate to contact us.

Yours faithfully



Rob Bathurst
For
Intégral Géotechnique (Wales) Limited

Enc.

Outline Planning Permission P/25/0165

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

OUTLINE PLANNING PERMISSION

To: Meryl Lewis, Walters Land Limited Hirwaun House Hirwaun Industrial Estate Hirwaun
Aberdare CF44 9UL

WHEREAS you submitted an application on the 4th June 2025 to develop: Former Hoovers Site
Pentrebach Road Pentrebach CF48 4TU short particulars of the application being as follows:-

Name of the Applicant

Meryl Lewis
Walters Land Limited
Hirwaun House
Hirwaun Industrial Estate
Hirwaun

Description of Proposed Development

Demolition, ground reclamation and remediation and outline planning application with all matters reserved (except for the main access points) for the comprehensive redevelopment of the former Hoover site to create a new neighbourhood, including up to 441 new homes, 1.5 hectares of employment land (including B1 (business), B2 (general industrial), B8 (storage and distribution) and sui generis uses), community hub (including A1 (shops), A2 (financial and professional services) A3 (food and drink), B1 (business), D1 (non-residential institutions) and sui generis uses, community heat hub, metro station and transport hub (including transport interchange and parking), a network of open spaces (including parkland, active travel routes, areas for informal recreation and SUDS attenuation features) together with associated works, including improvement/works to the highway network. (Outline)

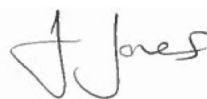
The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS OUTLINE PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans submitted with the application, subject to the following condition(s),

CONDITIONS

Please see attached sheet.

Date: 8th January 2026

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development (other than demolition and remediation works) begins within the respective Phase of the development (as illustrated on the Preliminary Phasing Plan) and the development shall be carried out as approved.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 2 Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

- 3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason - To comply with Section 92 of the Town and Country Planning Act 1990 and Part (3)1 of the Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012.

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

- High Level Plot Parameters
- Preliminary Phasing Plan - Dwg No. PP 01
- General Arrangement of Proposed Northern Site Access - Dwg No. C24127-ATP-DR-TP-001 P03
- General Arrangement of Proposed Southern Site Access - Dwg No. C24127-ATP-DR-TP-002 P03
- Swept Path Analysis, Northern Site Access - Dwg No. C24127-ATP-DR-TP-003 P01
- Swept Path Analysis, Southern Site Access - Dwg No. C24127-ATP-DR-TP-004 P01
- Geoenvironmental & Geotechnical Site Investigation and Outline Remediation Strategy, prepared by Integral Geotechnique Ref 14275/JJ/25/DS
- Coal Mining Risk Assessment, Ref 14275/JJ/25/CMRA
- Green Infrastructure Statement, March 2025
- Preliminary Ecological Appraisal V2.1, issued 05.10.2025
- Bat Survey Report V1.3, issued 29.09.2025
- Bat Tree Survey Report V1.4, issued 30.10.2025
- Tree Constraints Plan
- Framework Travel Plan, Ref C24127/TP01

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

- 5 **Along with the submission of the reserved matters**, for the respective Phase of the development (as illustrated on the Preliminary Phasing Plan), full details of the proposed means of access to serve the Employment area and the Community Heat Hub, as illustrated on the Parameter Plan (Dwg No. DFP 01 Rev C), shall be submitted to and approved in writing by the Local Planning Authority, before any construction works begins and the development shall be carried out as approved.

Reason - In the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **Prior to or concurrent with the submission of the first reserved matters application**, details of the following shall be submitted:

- The undertaking of further intrusive investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity (shallow mining/mine entries);

- A report of the findings arising from the further intrusive site investigations and any remedial and/or measures necessary, including the submission of the proposed layout plan which identifies zones of influence for all off-mine entries (worst case scenario), and the definition of suitable 'no-build' zones;

Prior to works commencing on site (other than demolition and remediation works), the identified remedial works shall be fully implemented in accordance with the approved details.

Reason - To ensure the site is safe and stable for development and to minimise risks associated with past mining activity in the interest of public safety and amenity, in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Along with the submission of the reserved matters**, an Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out the consideration of energy efficiency, the viability and technical feasibility for a district heating system and the provision of renewable energy.

Reason - To encourage the use of sustainable and renewable energy in accordance with Policy EcW9 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 **Along with the submission of the reserved matters**, for the respective Phase of the development (as illustrated on the Preliminary Phasing Plan), a Heritage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall set out the features to be incorporated into the design of the public open spaces and the design of the community hub buildings (incorporating any features retained from the demolition of the Hoover building) that reflect the historic value of the site.

Reason - To provide mitigation for the loss of features of local historic importance and to enhance the placemaking qualities of the development in accordance with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 Demolition, remediation and 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.

- 10 **No development, including site clearance**, shall commence until a final version of a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including the timetable and details of any site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drainage.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- A scheme for the retention and storage of original features within the site and on the building (including the Hoover signage), which can be re-used and incorporated into the development as part of a wider heritage strategy.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason - To ensure necessary management measures are implemented for the protection of the environment during construction and to accord with Policies SW11 and EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

- 11 **No development shall commence** (other than demolition and remediation works) until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by both the Local Planning Authority in consultation with Welsh Government (Transport), as Overseeing Organisation for the Strategic Road Network 9SRN) in Wales. The CTMP shall detail (as a minimum):

- a. The expected trip generation for the construction period;
- b. How the movement of construction traffic to and from the site will be managed, to minimise any disruption to the free flow of the trunk road during construction; and

c. Construction vehicle routeing plans on approximately scaled drawing for all construction traffic.

The development shall be carried out in accordance with the approved details.

Reason - In the interests of the highway safety and free flow of trunk road traffic and to accord with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 12 **Prior to any construction works commencing on site** (other than demolition and remediation works), a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of the housing units/bed spaces;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason - To ensure an appropriate level of affordable housing is delivered in accordance with Policies SW2, SW9 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 13 **Prior to any construction works commencing on site** (other than demolition and remediation works) 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.

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.

- 14 **Prior to the occupation of any residential unit** 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 respective residential unit.

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.

- 15 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phasing plan which has, **before any residential unit is**

occupied, first been submitted to and approved in writing. If 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 - In the interests of biodiversity and to ensure that the new development will be visually attractive and to accord with Policies ENW1, EnW2, EnW3 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 16 **Prior to the occupation of any residential unit**, a phasing plan for the provision of the open space/recreation areas/foot paths/cycle paths and play facilities, along with a 25 year management and maintenance plan setting out the responsibilities and funding mechanisms, shall be submitted to and approved in writing by the local planning authority. The approved play facilities and open space/recreation/foot paths/cycle paths areas shall be provided in accordance with the approved details and phasing plan and thereafter managed and maintained for that purpose.

Reason - To ensure that adequate open space/recreation area is provided and maintained in accordance with policies SW10 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 17 **Prior to the occupation of any residential unit hereby approved**, a hard-landscaping scheme setting out the details/samples of the material finishes for any hard surfaced areas and street furniture that form part of the areas of public open space, access, parking areas, including a phasing plan for its implementation, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

- 18 **Before any demolition or site clearance works commences on site**, an Invasive Non-Native Species (INNS) Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Invasive Non-native Species Strategy shall be fully implemented in accordance with the approved details prior to the commencement of any works.

Reason - To prevent the spread and ensure the eradication of highly invasive species to accord with Policy EnW4 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

- 19 **Prior to the installation of any external lighting**, a detailed lighting scheme that conforms to current best practice lighting guidance, shall be submitted to and approved in writing by the local planning authority to protect bat foraging/commuting areas. The details shall include, but not be limited to:

- the results of an onsite ambient light level survey for use as a baseline;
- horizontal and vertical illuminance plans demonstrating dark corridors/routes to be maintained around and through the site and linking to up to adjacent offsite dark areas, together with dark routes for access to any bat boxes and connectivity to nearby foraging areas;

- details of the siting and type of external lighting to be used together with the proposed colour temperatures;
- Isolux drawings setting out the light spillage in key sensitive areas;

The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitats in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 20 **Along with the submission of the reserved matters**, for the respective Phase of the development (as illustrated on the Preliminary Phasing Plan), a Landscape/Habitat Establishment, Management, Maintenance + Monitoring Scheme shall be submitted to and approved in writing by the local planning authority, which shall include but not be limited to:

- Details of retained landscaping/habitat/green infrastructure;
- Details of new landscaping/habitat/green infrastructure;
- A planting plan consisting of native species of local provenance;
- Immediate and long term (for the lifetime of the development) maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new);
- Details of all the biodiversity/ecological enhancements measures, (e.g. bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs and invertebrate coils etc), which shall be marked on relevant plans/drawings;
- Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures;
- How a net benefit for biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances;
- Details of the funding mechanisms to meet the maintenance, management and monitoring objectives, which must anticipate and take account of costs rising over time;
- A phasing plan for its implementation;
- Details of review periods and reporting of long-term (for the lifetime of the development) landscaping/habitat/green infrastructure management objectives;
- How a net benefit for biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances;
- Details of the responsible person to ensure compliance with the scheme.

The development shall be implemented in accordance with the approved details.

Reason - To protect the natural environment and important habitats in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 21 **No development shall take place**, including any ground works or vegetation clearance, until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B will include, but not be limited to:

- A risk assessment of potentially damaging construction-type activities;
- Identification of "biodiversity protection zones" and areas where invasive species have been identified;

- A Precautionary Working Method Statement (PWMS) for bats, reptiles, amphibians, hedgehog and nesting birds;
- Identification of practical measures, both physical measures and sensitive working practices to avoid impacts during development;
- The location and timing of sensitive works to avoid harm to biodiversity features;
- Biodiversity management details of tree and hedgerow protection, species and habitat protection, avoidance and mitigation measures;
- Use of exclusion fences, protective barriers and warning signs;
- Cross referencing with other relevant ecological documents; and
- Details of the responsible person to ensure compliance with the CEMP-B.

Reason - To protect the natural environment and important habitats in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 22 **Along with the submission of the reserved matters**, for the respective Phase of the development (as illustrated on the Preliminary Phasing Plan), a detailed Green Infrastructure Statement (GIS) shall be submitted to and approved in writing by the local planning authority. The GIS must include, but not be limited to:

- A description of how green infrastructure has been incorporated into the development;
- A demonstration of how the step-wise approach (the means of demonstrating the steps taken towards securing a Net Benefit for Biodiversity) has been applied;
- The highlighting and description of up-to date baseline data considered and up-to-date surveys and assessments undertaken, sustainable drainage statements, landscape and ecological management plans etc;
- Consideration of ecosystem resilience by using the DECCA (Diversity, Extent, Condition, Connectivity, Adaptability) framework; and
- Cross referencing with other relevant ecological documents.

Reason - To protect the natural environment and important habitats in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 23 **No development shall commence** (other than demolition and remediation works) until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Reason - Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 24 **No phase of the development shall commence** until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason - To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination, in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 25 **Prior to the occupation of the development** a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason - To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation. To prevent unacceptable risks to controlled waters and ecological systems in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 26 **Prior to the occupation of any residential unit** a scheme for the phased submission of verification reports across the development to demonstrate the completion of the remedial mitigation measures, in-line with the remediation strategy, including capping soils in private gardens and public open spaces, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason - To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been

remediated prior to occupation or operation. To prevent unacceptable risks to controlled waters and ecological systems in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 27 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason - To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. To accord with policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 28 **Prior to the commencement of development** (other than demolition and remediation works), details of a scheme for the provision of electric vehicle charging infrastructure (to be provided within the site), shall be submitted to and approved in writing by the local planning authority. All works shall be completed in accordance with the approved details prior to the occupation of the dwellings.

Reason - To encourage the use of ultra-low emission vehicles, in accordance with Planning Policy Wales and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 29 **Prior to the occupation of any dwelling** a detailed Travel Plan for future occupiers shall be submitted to and approved in writing by the Local Planning Authority, which shall take into consideration the Framework Travel Plan. The plan should contain the following:

- Bus/Train Service providers, their contact details, frequency of service, timetable, bus stops/train stations, current ticket costs and financial incentives to encourage use of public transport;
- Park and Ride/Park and Share facilities and associated costs and restrictions on use of such facilities;
- Pedestrian links to public transport services, to local facilities, areas of employment, education and leisure;
- Local and national cycle routes;
- Any other measures that would encourage use of sustainable modes of travel.
- Any other relevant information set out in the travel document.

Reason - To encourage a modal shift towards sustainable modes of travel in accordance with Policy SW12 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 30 **No works shall commence on site** until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority

Reason - As existing buildings are of architectural and cultural significance the specified records are required to mitigate their loss and accord with Policy CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The applicant is advised, under the Schedule 3 of the Flood and Water management Act 2010, to contact the Sustainable Drainage Approval Body (SAB) in regards of any separate permissions necessary for the sustainable management of on-site surface water. Further details can be found on the Council's website www.merthyr.gov.uk
2. The applicant should be made aware that the proposed scheme will require a highway agreement and should therefore contact the council's Highway Development Control Team regarding the approval of a Section 278 Agreement in relation to any of the proposed construction on the existing adopted highway. This must be obtained separate to this planning permission.
3. The applicant should be made aware that the proposed scheme will require a highway agreement and should therefore contact the council's Highway Development Control Team regarding the approval of a Section 38 Agreement. This must be obtained separate to this planning permission.
4. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member.
5. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

6. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Inspectorate website (www.gov.wales/planningappeal) to complete your appeal.
- Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT