

DELEGATED REPORT

Application No: P/20/0288

Site Address: Land At Junction Of Lansbury Road And
Heol Parc Y Lan And Land Off Heol Tai Mawr
Gellideg
Swansea Road
Merthyr Tydfil

Development: Demolition of existing buildings, and
construction of 4 buildings comprising 2
bungalows, 8 flats and 2 dwellings with
landscaping, car parking, drainage
arrangements and new play area

Case Officer: Caroline Pulley

Site Visit: 10th December 2020

Application Expiry Date: 31st March 2021

Consultation reply date expired: 6th March 2021

APPLICATION SITE

The application site comprises three parcels of land located within a fairly central location within the residential area of Gellideg. The parcels, which are separated by Lansbury Road, comprise the former St Luke's Church and playground, the former Gellideg Foundation Centre and a steeply sloping embankment located adjacent to Heol Tai Mawr.

The former Gellideg Foundation Centre comprises a two-storey building located between 23 Lansbury Road and 28 Heol Bryn-y-Gwyddyl. Its front elevation faces onto the highway of Heol Parc-y-Lan, beyond which is the front elevation of St Lukes Church. Its rear elevation is orientated to look over the rear gardens of the adjacent residential properties.

St Lukes Church is a single storey building of modern construction. It has cream rendered walls and a metal sheet dome roof. It is positioned at a slightly lower level to the highway of Heol Parc-y-Lan to the south but is elevated slightly above Lansbury Road to the east. The Church is adjoined along its western boundary by a small enclosed play area which appears in a poor and underused condition. To the rear and north of the Church is a multi use games area which is positioned on a comparable level to the church.

The part of the site which is situated along Heol-Tai-Mawr forms a steeply sloping grassed embankment to the east of Merthyr Valley Homes Office premise. The land is broadly rectangular in shape and is elevated above the highway of Heol-Tai-Mawr. It is bordered by a three storey block of flats to the north and a narrow footpath to the south.

PROPOSED DEVELOPMENT

This application seeks full planning permission to demolish St Lukes Church and the former Gellideg Foundation Centre and construct four new buildings comprising two bungalows, eight flats and two dwellings. The proposal also involves the provision of off-street parking, the creation of a new play area off Heol-Tai-Mawr and associated retaining works.

The buildings/house types are listed below, together with a brief description of each:

- Block 1 forms a pair of two-storey, two bedroom dwellings situated along the western boundary of the site with a frontage onto Heol Bryn-y-Gwyddyl. Each dwelling would measure 6.15m wide, 8.3m deep and 7.8m in height to the ridge of the roof. The buildings would be set back from the road by a minimum of 1.6m and their rear gardens would face an easterly direction onto the side elevation and rear curtilage of Block 2. The two properties would each be served by a side driveway accommodating two spaces, access to which would be from Heol Bryn-y-Gwyddyl. The rear garden of each property would benefit from a timber shed measuring 2.4m by 1.8m by 2.15m high.
- Block 2 would be situated along the northern side of Heol Parc-y-Lan and would form a two-storey building comprising four flats. This building would face a southerly direction onto the highway of Heol Parc-y-Lan and would comprise two, one bedroom flats on each floor, each measuring 7.8m wide by 8.1m in depth. The building would measure 7.7m in height from ground level and would be set back from the road by a low retaining wall (with a 1.1m high guardrail above) and a communal parking area accommodating 6 spaces.
- Block 3 would front an easterly direction onto Lansbury Road. Like Block 2, it would be two-storeys in height and would comprise four one bedroom flats (two on each floor). The main front elevation of the building would be set back from the road by approximately 9.5m and would be retained by a 1.5m -2m high retaining wall (with a 1.1m high guardrail above). The properties would front onto a small communal parking area (accommodating a further 6 spaces) and would be accessed from Lansbury Road via two sets of steps positioned either side of the building.
- Block 4 comprises a pair of semi-detached bungalows situated along the southern side of Heol Parc-y-Lan (on the site of the former Gellideg Foundation Centre). This building would be single storey in height and would comprise a pair of two bedroom bungalows. The building would be set back from the road by 7.8m (an additional set back of 1.3m when compared to the front building line of the existing property). Each property would measure 7.5m in width, 8.3m in depth and 5.35m in height and would be served by two off road parking spaces. The two properties would also benefit from a timber shed measuring 1.8m wide, 2.4m long and 2.15m high. Additionally, a rendered sprinkler tank enclosure (measuring 1.25m wide, 2m long and 3.1m high) would be provided to the side of each dwelling. In terms of boundary treatments, the submitted plans indicate that the ground to the rear of block 4 would be cut away by approximately half a metre and the rear boundary would be enclosed by a new 2m high concrete panel fence set on a new retaining wall.

Each building would have a modest design comprising pitched roofs, contrasting render finishes, front canopies and entrance porches and solar panels. Their roofs are proposed to be finished with coated steel panels, the windows would be grey uPVC and the front doors would be made from a colour coated composite metal.

A proposed landscaping scheme has been submitted setting out the key areas where planting can be incorporated into the development. The planting of wild flower grassland, mixed shrubs and trees is proposed along Heol Parc-y-Lan. A mixed native species boundary hedge would be planted along the northern boundary of the site which abuts the multi use games area. In terms of parking, a total of 20 off road parking spaces are proposed to serve the needs of the occupiers and visitors of the residential properties.

The proposed play area would be sited on the rectangular parcel of land situated off Heol-Tai-Mawr. Limited details have been provided at this stage. However, it has been identified that the play area would be situated within the southern part of the site and would be accessed from Heol-Tai-Mawr via a 2m wide footpath proposed within the northern part of the site. The level details provided with the application indicate that the proposal would require some engineering works, involving a cut and fill exercise in order to create a level plateau for the playground and a suitable graded footpath off Heol Tai Mawr. Details of the proposed play equipment have not been provided at this stage.

The application is accompanied by the following supporting documents:

- Design and Access Statement
- Pre-application Consultation Report
- Drainage Strategy Report
- Geotechnical & Geo-environmental Site Investigation Report
- Bat Activity Survey Report

It is noted that each of the new units would be occupied as affordable housing under the management of a housing association.

PLANNING HISTORY

There is no recent planning history relating to the site.

CONSULTATION

Head of Engineering:	No objection.
Planning Division's Ecologist:	Requests ecological enhancements
Planning Division's Landscape Architect:	Raises no objection but highlights that a detailed planting plan that states the species, numbers, sizes, densities and location of the proposed planting is required.
Environmental Health Manager:	No objection.

Welsh Water:

Raises no objection but highlights that the site is crossed by public sewers. A condition is recommended to ensure no building is occupied until the foul drainage system for the site has been completed in accordance with the approved details.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site.

One letter of objection has been received from a local resident as a result of the first publicity exercise undertaken with the application. The resident raises concern over the location of the proposed playground area, noting that the site is located on a busy road which has high volumes of traffic and limited parking. The writer also expresses concern that the playground would be located near to a lane where young children and adults urinate and the location of the proposed play area could make this issue worse.

Local Ward Members were advised of the objection received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer Planning and Neighbourhood Services.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. In particular, it highlights the need to focus on increasing the delivery of social and affordable homes.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Paragraphs 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

Paragraph 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Paragraphs 4.2.25 – 4.2.34 sets out the need to have regard for the provision of affordable housing in communities and to ensure that they are accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.

Para 6.4.21 – 6.4.23 notes 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.

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

- TAN 2, Planning and Affordable Housing
- TAN 5, Nature Conservation and Planning
- TAN 12, Design

Local Policy

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

Policy SW1 – Provision of New Homes

Policy SW2 – Provision of Affordable Housing

Policy SW3 – Sustainably Distributing New Homes

Policy SW4 – Settlement boundaries

Policy SW9 – Planning Obligations

Policy SW10 – Protecting and Improving Open Spaces

Policy SW11 – Sustainable design and Placemaking

Policy SW12 – Improving the Transport Network

Policy SW13 – Protecting and Improving Local Community Facilities

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations

Supplementary Planning Guidance (SPG) 4 - Sustainable Design (July 2013)

Supplementary Planning Guidance (SPG) 5 – Nature and Conservation (May 2015)

Open Space Strategy (adopted June 2016)

CSS Wales Parking Standards 2008

PLANNING CONSIDERATIONS

Principle of the development

The application site lies within the settlement boundary where development is supported by Policy SW4 of the LDP. Given the predominantly residential nature of the area, the construction of housing (and flats) would be an appropriate form of development for the area. Therefore, the principle of the development is acceptable and accords with Policy SW4 of the LDP. Moreover, the proposal comprises 12 new affordable housing units representing a contribution towards the affordable housing requirement set out within Policy SW2 of the LDP.

Notwithstanding the above, it should be noted that the play area located to the west of St Lukes Church is designated as land protected for open space. Under Policy SW10, development proposals resulting in the loss of open space will only be permitted in the following circumstances where:

- It would not cause or exacerbate a deficiency of open space in accordance with the Council's open space standards or;
- The majority of the open space can best be retained and enhanced through the redevelopment of a small part of the site or;
- Satisfactory equivalent community benefit or enhanced compensatory provision can be provided in accordance with the Council's open space standards and
- In all cases, the open space has no significant nature or historic conservation importance.

In this respect, an off-site replacement play provision is proposed 100m to the west of the existing play space on land along Heol Tai Mawr. It is also noted that the majority of the open space off Lansbury Road, which includes the multi-use games area would be retained and the Council's Landscape Architect has not raised any objection to the location of the replacement play facility. As such, the proposal accords with Policy SW10 of the LDP.

In addition to the above, it is highlighted that the former St. Luke's Church is considered to be a community facility, for which Policy SW13 would apply. However, it is noted that the information provided with the application states that the church has been vacant for over 10 years. Therefore, the church can be considered as being surplus to requirements and there is no longer a viable use for the facility in accordance with Policy SW13 of the LDP. Moreover, it is recognised that churches are governed by their own systems and such closures are often linked to small congregation numbers which make the facility unviable.

Character and appearance of the area

The existing houses within the immediate vicinity of the application site are predominantly traditional semi-detached properties that have frontages onto the main highway with open front gardens. As such, the proposed semi-detached properties and flats would not appear out of context with the character of the area.

The layout of the proposed residential buildings is largely informed by the existing highway, resulting in a form which compliments the pattern of development in the area. The siting of the dwellings with a setback from the highway to provide small front gardens also reflects the character of the existing properties to the south of the site. The scale of the proposed dwellings in terms of their width, depth and height is appropriate and would generally reflect the scale of the existing properties in the vicinity. Moreover, the dwellings have been designed to reflect the appearance of the existing properties in Gellideg, incorporating similar features to the front elevations i.e. front porches and canopies, and windows with a vertical emphasise.

A prominent aspect to the proposal would be the provision of retaining/boundary walls required in order to accommodate the development within the site. Notably there would be a 1.5m to 2m high face brick retaining wall extending along the front elevation of block 3, which would be visible from Lansbury Road. A 2m high brick wall is also proposed to enclose the southern side (roadside) boundary of block 1. In the vicinity there are low brick retaining walls. Some of the properties in the area also feature sections of brickwork to their front elevations. As such, the proposed retaining walls would not appear overly out of context with the area. Moreover, it is proposed that planting would be introduced throughout the site. This would help to provide attractive boundaries and assists in softening any visual impact arising from the presence of the boundary/retaining walls and

the proposed car parking, which would be prominently sited along Heol Parc-y-Lan and Lansbury Road. Additionally, railings have been used along the front boundaries instead of fencing to improve the appearance of the development and limit the otherwise overly dominant boundaries.

In terms of the proposed play area, while it is acknowledged that engineering works would be required to facilitate this aspect of the proposal, it is not considered that the works would have a harmful visual impact on the area. Moreover, the play area would be set back from the road and is considered acceptable in terms of its siting and general location. It is also noted that the play equipment and proposed boundary treatments could be suitably controlled by a condition.

Residential Amenity

The properties most likely to be affected by the housing development are those located along Heol Scwrfa (to the west) and Lansbury Road and Heol Bryn-y-Gwyddyl (to the south). The existing properties located along Heol Scwrfa are set back approximately 10m from the highway. Their rear gardens, with the exception of one or two, are enclosed by timber fencing with some having additional planting to the rear. Given the proximity of the development to Heol Scwrfa, there would no doubt be a degree of overlooking into the rear gardens of these properties, largely due to the nature of some of the existing boundary treatments, which offer little screening. However, Block 1 would be set back from the edge of the road and it is considered that a sufficient distance would be maintained between the properties to prevent a harmful level of overlooking or overshadowing.

In terms of the impact of the development to the properties to the south, it is important to acknowledge that the existing two-storey building located along Heol Parc-y-Lan would be replaced by a pair of semi-detached bungalows. While it is noted that the bungalows would be sited 1.3m closer to the dividing boundary when compared to the rear building line of the existing building, due to their low height and sloping roof design, the bungalows would have a lesser impact upon the neighbouring dwellings. Furthermore, the pair of semi-detached bungalows would be offset from the eastern and western boundaries and this would further reduce the overshadowing impact that may arise from the development. In terms of boundary treatments, the plans illustrate that the rear boundary would be enclosed in a similar manner with a 2m high concrete panel fence being proposed along the dividing boundary with numbers 26 and 28 Heol Bryn-y-Gwyddyl and 23 Lansbury Road. As such, it is not considered that the proposed boundary treatment would cause any undue impact on the neighbouring dwellings. Similarly, the proposed garden sheds and sprinkler tank enclosures, due to their low height and limited scale would not have any significant impact upon the existing levels of amenity currently enjoyed by the neighbouring properties.

Turning to the proposed play area, this would be offset from the boundary with neighbouring residential properties. The nearest properties are the flat buildings located to the north and south of the site. Given the location of the proposed play area, its use would not give rise to a significant overlooking impact or noise and disturbance. While it is appreciated that play areas can sometimes be used as gathering places for youths and young adults and this can cause incidences of anti-social behaviour, this is not a reason to refuse planning permission.

For the reasons above, the development would appropriately integrate with the surrounding area without adversely impacting on the amenities of existing residents and neighbouring properties.

Highway safety

Vehicular access to the site would be achieved directly off Heol Bryn-y-Gwyddyl, Heol Parc-Y-Lan and Lansbury Road to serve the proposed housing. A total of 20 off-road parking spaces are proposed which equates to one space per bedroom along with four visitor spaces. This is in accordance with the Council's adopted parking guidelines (CSS Parking Standards Wales) which states that one space should be provided per bedroom and one space per 5 units for visitors. Moreover, the site is located within a sustainable location in close proximity to local amenities. In terms of access, the highway serving the proposed housing development is capable of accommodating two-way traffic, albeit, hindered in places by on-street parking. The level of traffic generated by the proposed housing development (comprising 1 and 2 bedroom residential units) would not significantly increase the level of traffic in the area and the existing highway is deemed to have sufficient capacity to accommodate the development without adversely impacting on the free flow of traffic or the on-street parking available for existing residents.

In terms of the proposed play area, while it is acknowledged that concerns have been raised that the facility would be located adjacent to a busy highway, the Head of Engineering has not raised any highway safety concerns to the scheme. It is also noted that traffic calming measures are in place along the highway and there is a pedestrian zebra crossing within very close proximity to the proposed play facility. Moreover, traffic speeds along this section of road are limited to 20MPH. As such, while the concerns raised to this aspect of the scheme have been acknowledged, the Council's Head of Engineering has not raised any highway safety concerns and taking this into account, the proposal is considered to comply with Policy SW11 of the LDP.

Ecology

A Bat Activity Survey Report has been carried out to determine any potential impacts on protected species or habitats. The principle concern from an ecological perspective has been in respect of bats, which are a European Protected Species. The report notes that the buildings on the site do not contain bat roosts. Additionally, there was no evidence of bats foraging or commuting during the survey. Evidence of bird activity was observed within the former Gellideg Foundation Building. Therefore this building is deemed to be of moderate bird nesting potential. As such, it is recommended that works are undertaken outside bird nesting season (March to September). If this timescale cannot be achieved, the report recommends an inspection by a suitably qualified ecologist no more than 24 hours prior to the commencement of the works. If active nests are located, it is recommended that appropriate exclusion zones are implemented until the nests become disused. On this basis and subject to precautionary measures being implemented in line with the report, the scheme is unlikely to have an adverse impact on protected species or habitats. Enhancement measures are proposed in terms of bat boxes and bird boxes (which will be secured by a suitably worded condition)

Other issues

The Council's Environmental Health Manager raises no objection to the scheme. However, a number of conditions are suggested relating to hours of construction, the

disposal of waste and the suppression of dust. While the comments have been acknowledged, matters relating to dust and waste can be more efficiently controlled by other legislation. An appropriate informative note would be sufficient instead. However, given the proximity of the development to neighbouring properties, it is reasonable and necessary to control the hours in which demolition and construction works can take place on the site.

Conclusion

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.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

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:

Drawing 10463/903 Rev 01 Vehicle Tracking Layout Reversing Out of Bays Sheet 4/4 received on 04.02.2021

Drawing 10463/904 Rev 01 Vehicle Tracking Layout Sheet 5/6 received on 04.02.2021

Drawing 10463/905 Rev 01 Vehicle Tracking Layout Sheet 6/6 received on 04.02.2021

Drawing 10463/902 Rev 01 Vehicle Tracking Layout Entering Bay in Forward Gear Sheet 3/4 received on 04.02.2021

Drawing 10463/901 Rev 01 Vehicle Tracking Layout Reversing Into Bays Sheet 2/4 received on 04.02.2021

Drawing 10463/900 Rev 01 Vehicle Tracking Layout Exiting To The Right Sheet 1/4 received on 04.02.2021

1:500 Block plan showing the location of the proposed play area received on 03.02.2021

Drawing number 10463_251 Rev 02 Proposed Play Area Sections received on 03.02.2021

Drawing number 10463_250 Rev 02 Proposed Play Area Plan received on 03.02.2021

Drawing number 19 Revision I Site Plan received on 19.02.2021

Drawing number 01 Rev D Landscape Proposals received on 19.02.2021

Drawing number 20 Site Sections and Street Elevations received on 18.01.2021
 Drawing number 15 Rev J Block 1 - 2no. 4 Person, 2 Bedroom dwellings received on 18.01.2021
 Drawing number 16 Rev J Block 2 - 4 No. 2 Person, 1 Bedroom flats received on 18.01.2021
 Drawing number 17 Rev J Block 3 - 4 No. 2 Person, 1 Bedroom flats received on 18.01.2021
 Drawing number 18 Rev L Block 4 - 2no. 3 Person, 2 Bedroom bungalows received on 18.01.2021
 Drawing 10463/505 Rev 03 Site Cross Sections received on 25.11.2020
 Drawing 10463/502 Rev 04 Plot Drainage Layout Sheet 1 of 2 received on 25.11.2020
 Drawing number 10463/503 Rev 04 Plot Drainage Layout sheet 2 of 2 received on 25.11.2020
 Drawing number 10463/501 Revision 04 Site Drainage Layout received on 25.11.2020
 Drainage Strategy Report received on 25.11.2020
 Geotechnical & Geo-environmental Site Investigation Report received on 25.11.2020
 Bat Activity Survey Report V1.4 Final received on 19.02.2021

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

3. The proposed residential units hereby approved shall only be used for affordable housing purposes in accordance with the definition of affordable housing as set out in paragraphs 5.1 and 5.2 of Technical Advice Note (TAN) 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The residential units shall be affordable for both the first and subsequent occupiers.

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

4. Prior to the construction of the residential units hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the buildings 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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Prior to the beneficial occupation of the residential units hereby approved, details of the off-site play area located off Heol Tai Mawr, Gellideg shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
 - i) The siting, design, appearance and scale of the proposed play equipment and any other features/equipment;
 - ii) Details of the design, height and appearance of any proposed boundary enclosures;
 - iii) Details of any means of lighting

iv) A scheme of landscaping

The play area shall be completed in accordance with the approved details prior to the occupation of any residential unit.

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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. Prior to the construction of the residential units hereby approved details/samples of the railings and facing brickwork material to be used on the retaining/boundary walls, shall be submitted to and approved in writing by the local planning authority. The retaining walls and boundary treatments shall be fully completed in accordance with the approved details prior to the occupation of the residential units.

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. Prior to the beneficial occupation of the residential units hereby approved, details of the soft landscaping works illustrated on drawing 01 Revision D (Landscape Proposals) shall be submitted to and approved in writing by the Local Planning Authority.

The soft landscaping works shall include a detailed planting plan with written specifications, schedule of plants noting the species, proposed numbers and densities, plant supply sizes and location of the proposed planting and an implementation programme (including phasing of work where relevant).

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.

8. 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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. **No building work or engineering works shall take place** until details, including structural calculations, 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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

11. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

12. 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 extensions, outbuildings, rooflights, dormers or roof extensions shall be erected.

Reason - To protect the amenity and privacy of neighbouring residents in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

13. The car parking spaces hereby permitted shall be provided prior to the occupation of the residential unit(s) to which they relate and shall thereafter be kept available for the parking of vehicles at all times.

Reason - To ensure that cars are parked off the highway in the interests of highway safety and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

14. Prior to the beneficial occupation of the residential units hereby approved, details shall be submitted to and approved in writing to confirm the exact location of the bat boxes and bird boxes as illustrated on drawing number 19 Revision I. The bat and bird boxes shall be erected in accordance with the approved details prior to occupation of any residential unit.

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

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given

reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

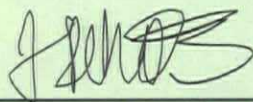
If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

3. Some public sewers and lateral drains may not be recorded on Welsh Waters maps because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. The applicant is advised to contact Welsh Water on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
4. The applicants/developers attention is drawn to the comments of the Authority's Environmental Health Section regarding the potential problem to neighbouring properties arising from the creation of noise and dust during the construction process. To avoid unexpected and unnecessary enforcement action by the Public Health and Protection department, the applicants/developers are advised to contact the Environmental Health Section prior to the commencement of development to agree an appropriate method of noise and dust suppression.

The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

5. The applicant/developer is advised to liaise with Merthyr Tydfil County Borough Council's Highway Division regarding any consents which are required in association with the provision of any vehicle cross over of verge or footway. This approval is independent of the approval of planning permission. The developer is also advised to contact the highway division regarding any retaining works or other works affecting the highway BEFORE construction works commence. This approval is also independent of the approval of planning permission by the local planning authority.
6. No surface water shall be allowed to connect to the highway drainage system.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

5/3/21