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COMMITTEE	Planning and Regulatory
COMMITTEE DATE	7th May 2025

Application No.
P/25/0044

Date
1st April 2025

Determining Authority
MTCBC

Proposed Development

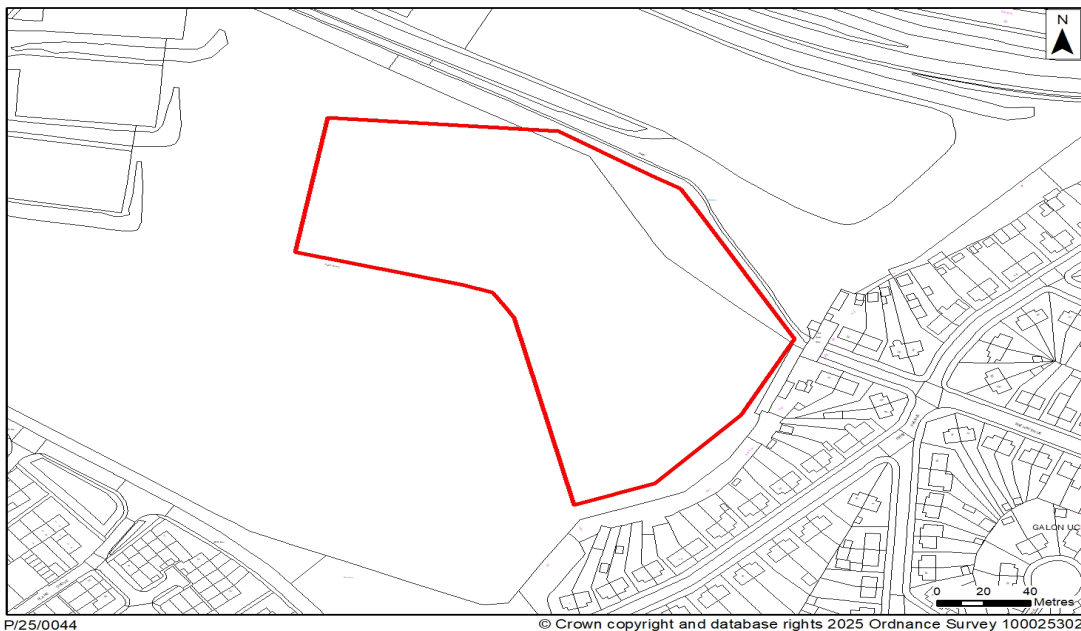
Location

Name & Address of Applicant/Agent

Solar Farm and associated equipment and cabling

Pen Y Dre High School
Goitre Lane
Gurnos
Merthyr Tydfil
CF47 9BY

MTCBC
c/o Mr Barrie Davies
Asbri Planning Ltd.
Unit 9 Oak Tree Court
Cardiff Gate Business
Park
Cardiff



APPLICATION SITE

This application largely relates to an irregular shaped area of land measuring approximately 2.95 hectares located to the east of the Pen Y Dre High School buildings and to the north and east of the replacement Goitre Primary School, which is currently under construction.

The main development area for the solar arrays is bound by a footpath to the north, with a sports field beyond serving Pen y Dre High School. To the east are residential properties (First Avenue and Sixth Avenue) and to the south and west are the adjoining school campuses. The site is generally characterised as an area of unmanaged grassland with scattered trees and scrub that presents as a south and west facing slope. The extent of the application site includes strips of land beyond the main development area to accommodate underground electrical cabling to establish connections with Prince Charles Hospital, Bishop Hedley High School and the new Goetre Primary School.

Vehicular access to the site is currently derived through Pen y Dre School or via an access on the eastern boundary of the site from Sixth Avenue which connects to Galon Uchaf Road.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a 1.4MW solar farm with associated underground cabling, engineering and landscaping works. The proposal would involve an array of solar panels that would be aligned across most of the site from east to west and set on tilted frames facing south that would be 2.14m at their highest and 0.85m on the lower southern side. The panels will be arranged in a series of 18 arrays across the site, the longest section being 151.5m and the shortest 15.5m. The solar panels would be set back a minimum distance of 7m from the site boundaries and each array of panels would be at least 7m apart.

A site compound measuring 20m wide by 20m deep would be established close to the eastern site entrance to accommodate the substation, switchgear and auxiliary equipment along with security CCTV and control equipment. Within the compound there would be eight GRP (Glass Reinforced Plastic) units of varying size and single storey in height to enclose the plant equipment.

The wider site would be enclosed by a 3m high weld mesh fence. Within the site lighting and CCTV would be provided on a series of fifteen 7m high poles. The orientation of the CCTV arrangement is such that it would only overlook the perimeter of the site in its entirety and no adjacent residential property would be subject to surveillance.

The existing access into the site from Sixth Avenue would be utilised and upgraded with a hardstanding area provided to accommodate off-street parking and a turning area to the front of the compound.

The development would also involve the installation of underground cables from the site to provide electricity to Pen Y Dre High School, the new Goetre Primary School (currently under construction on the adjacent land), Bishop Hedley School (currently under construction) and Prince Charles Hospital. The underground cables would

generally extend along sections of the adopted highway and across some areas of vacant land.

In support of the planning application the following technical reports and documents have been submitted: -

- Design & Access Statement
- Updated preliminary Ecological Assessment
- Tree Report
- Reptile Survey Report (December 2023)
- Landscape Visual Appraisal
- Invertebrate Survey (October 2022)
- Green Infrastructure Statement
- Biodiversity Strategy
- Bat and Tree Survey Report (November 2024)
- Archaeological and Desk Based Assessment.
- Planning Policy Ecology Addendum

PLANNING HISTORY

There is no relevant planning history to be taken into consideration in the assessment of this application that relates to the main part of the site to be developed.

CONSULTATION

Head of Engineering and Highways	-	No objection to the proposed development subject to works being undertaken in compliance with the submitted Construction Transport Management Plan
Environmental Health Manager	—	No objection subject to conditions relating to the timing of operations, dust control, the importation of soils and dealing with any unknown contamination.
Education	—	No response received.
Rights of Way Division	—	No response received.
Estates Division	—	No response received.
Natural Resources Wales	—	No objections subject to conditions

relating to pollution control.

Welsh Water	–	No objection subject to a condition relating to surface water and land drainage.
The Mining Remediation Authority	–	No objection.
South Wales Fire & Rescue Service	–	No response received.
Heneb (formerly known as GGAT)	–	No objection.
Cadw	–	No objection.
Welsh Government Highways	–	No objection.
Welsh Government Planning	–	No response received.
South Wales Police	–	No objection.

PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012, letters were sent to neighbouring properties on 20th February 2025, site notices were displayed within the vicinity of the site on 28th February 2025 and a press notice was displayed within the local newspaper on 6th March 2025.

No representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National planning context

Future Wales 2040 The National Plan:

Future Wales provides guidance on matters relevant to this application, including, but not limited to: -

- Policy 1 - Where Wales will grow
- Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 16 – Heat Networks
- Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

Planning Policy Wales (Edition 12, February 2024) Planning Policy Wales sets out Welsh Government's requirements on matters relevant to this application:

Paragraph 3.30 indicates that the planning system plays a key role in tackling the climate emergency through the decarbonisation of the energy system and the sustainable management of natural resources.

Paragraph 3.61 Advises that adequate and efficient infrastructure...is crucial for economic, social and environmental sustainability.

Paragraph 5.71 states that low carbon electricity must become the main source of energy in Wales.

Paragraph 5.76 states that the planning system should secure an appropriate mix of energy provision, which maximises benefits to our economy and communities whilst minimising potential environmental and social impacts.

Paragraph 5.77 states that the benefits of renewable and low carbon energy, as part of the overall commitment to tackle the climate emergency and increase energy security is of paramount importance.

Paragraph 5.91 states that local authorities should facilitate all forms of renewable and low carbon energy development and should seek cross-department cooperation to achieve this.

Paragraph 5.9.11 states The Welsh Government encourages the use of local renewable and low carbon energy as part of the imperative to reduce carbon emissions. Renewable and low carbon energy developments offer significant potential for communities and small businesses to develop their own projects for local benefit.

Paragraph 5.9.12 states that Planning authorities should plan positively for the use of locally generated electricity and heat to help meet the national target of one Gigawatt by 2030.

Paragraph 5.9.19 advises that in determining applications for the range of renewable and low carbon energy technologies, planning authorities should take into account:

- the contribution a proposal will make to meeting identified Welsh, UK and European targets;
- the contribution to cutting greenhouse gas emissions; and
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development.

Paragraph 5.9.20 advises Planning authorities should also identify and require suitable ways to avoid, mitigate or compensate adverse impacts of renewable and

low carbon energy development. The construction, operation, decommissioning, remediation and aftercare of proposals should take into account:

- the need to minimise impacts on local communities, such as from noise and air pollution, to safeguard quality of life for existing and future generations;
- the impact on the natural and historic environment;
- cumulative impact;
- the capacity of, and effects on the transportation network;
- grid connection issues where renewable (electricity) energy developments are proposed; and
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so, consider whether measures to adapt to climate change impacts give rise to additional impacts.

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

- TAN 5 – Nature Conservation and Planning
- TAN 8 – Planning for Renewable Energy
- TAN 12 - Design
- TAN 18 – Transport

Local planning context

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 5 Infrastructure: To ensure that community infrastructure and open space supports the regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 8 Community Facilities: To support existing community facilities and suitable community led development.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.
- LDP Objective 16 Renewable Energy: To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.

The following development plan policies would apply:

- Policy SW4: Settlement Boundaries
- Policy SW11: Sustainable Design and Placemaking
- Policy SW13: Protecting and Improving Local Community Facilities
- Policy EnW1: Nature Conservation & 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 EcW8: Renewable Energy

The following Supplementary Planning Guidance (SPG) is applicable:

- Guidance Note 4 Sustainable Design (July 2013)
- Guidance Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

Principle of the Development

The application site is located within the settlement boundary as defined by the Local Development Plan (LDP). Within settlement limits LDP policy SW4 is broadly supportive of development subject to its compliance with other relevant policies in the LDP and any other material planning considerations proving satisfactory.

Policy EcW8 (Renewable Energy) would be of particular relevance given the nature of the proposal to construct a solar farm that would provide renewable energy to a number of local schools and a hospital. Policy EcW8 provides support to the use of renewable energy as a tangible means of reducing our local carbon footprint, where appropriate to do so. In this regard the policy indicates renewable energy schemes will be permitted where:

- They do not have an unacceptable landscape and visual impacts, including on the setting of the Brecon Beacons National Park;
- There would be no unacceptable cumulative impacts in combination with existing or consented development;
- Satisfactory mitigation being in place to minimise the impacts of the renewable energy proposal and its associated infrastructure; and
- The proposals makes provision for the appropriate restoration and aftercare of the land for its beneficial future re-use.

Therefore, the principle of the development is supported subject to its compliance with the above criteria, which is addressed in the respective parts of this report below. Additionally, the proposed development would meet the objectives of 'Future

Wales 2040 The National Plan' and 'Planning Policy Wales', which sets out the need for the planning system to support new development that seeks to reduce energy demand and the use of renewable energy as part of the Welsh Government's decarbonisation objectives, which has set a target for Wales to generate 70% of its electricity consumption from renewable energy by 20230.

Character, landscape and visual impacts

The application site occupies an area of enclosed land located in an urban area largely surrounded by adjacent schools and long-established residential properties. The site can be characterised as an area of underused and partly enclosed grassland with scattered trees and scrub, which is somewhat isolated from other green spaces in the wider surroundings. The development of a solar farm across the site would evidently change its character through the introduction of an array of panels and associated infrastructure across the majority of the land. Given the urbanised environment that surrounds the site, the solar farm would not appear out of context and a number of features within the landscape would be retained, including planting along the site boundaries which would enable the development to sensitively integrate with its local context.

A Landscape and Visual Appraisal (LVA) has been submitted in support of the planning application which assesses the potential impacts of the development within the surrounding landscape. The LVA has adopted a 3km study area around the site which has taken into consideration the potential impacts on a number of designations, notably The Bannau Brycheiniog National Park, Cyfarthfa Castle and its Park and Gardens, as well as Nant Morlias and Cwm Taf fechan SLA (Special landscape Area) to the north, Winchfawr SLA to the west and Merthyr West Flank SLA. As part of the assessment a Zone of Theoretical Visual Influence (ZTV) plan was prepared, which highlights key areas where the development may be visible (a worst case scenario) within the surrounding landscape, although it does not take into account any intervening buildings and vegetation. In addition to this a series of viewpoints were reviewed (in the area surrounding the site and at long distance locations in Heolgerrig and Trefechan) to further investigate the visibility of the development within the landscape and any potential impacts the development may have.

The ZTV identifies the lower-lying areas of the study, which broadly fall within the Taff Fechan, Taff Fawr and Nant Morlais valleys, would experience no visibility of the development. Whilst the ZTV suggests the development may be visible to the north beyond the Head of the Valleys Road (A465), in reality there are no views beyond the northern boundary of the site due to the existing landform, buildings and vegetation. The LVA acknowledges that there would be no distant views of the development from the east and south-east. However, to the south-west, west and north-west of the site, there would be potential for wide and long distance views of the site, which would be variable and contained to glimpses of the development.

From such locations the development would be seen and contained within the wider urban context.

The LVA notes in respect of Viewpoint 4 (Heolgerrig) and Viewpoint 5 (Trefechan) that there is potential for the development to be visible within the landscape at long distances. However, due to these long distances and the intervening features within the landscape, the impact on these views would be minor to negligible. Viewpoints 1 (Pen Y Dre East), 2 (Pen Y Dre West) and 3 (Goitre Lane) which are immediately adjacent to the site demonstrated a high magnitude for change which would be expected given the scale of the development and the proximity to the site. The LVA acknowledges that there would be some loss of features to the views, its contribution of amenity space in the foreground of views and its sense of openness. However, the introduction of planting in and around the site would help minimise any loss to visual amenity.

In terms of the potential direct impact on the site, the LVA considers the loss of grassland to have a minor impact within the extent of the site, which has a low sensitivity to change due to the limited value of the grassland/scrub. The extent of the change in its character would only be of local consequence and barely perceptible in the wider context. As noted above, the views of the development within the wider context are limited and sometimes only at long distances where the development is then seen in an urban context. As such, the LVA considers the indirect impacts on the landscape and the designated features noted above to generally be minor in scale and nature and not overtly in contrast with the existing landscape characteristics.

Accordingly, the LVA has concluded *‘that within the wider context there would be no significant changes likely to landscape or visual receptors. Locally, changes to views are likely to be experienced by receptors overlooking the site, which is likely to be of a high magnitude. Cumulative impacts have also been identified locally for the proposed development in combination with the development of the Goitre Primary school and these are considered to be of medium to low magnitude. Whilst these would not be considered unusual for a development of this size and nature, some mitigation in the form of green infrastructure management and planting is recommended.*

In response to this a detailed landscaping scheme has been submitted which includes the planting of a species rich native hedgerow across the entire boundary of the site, incorporating the planting of trees at intervals. Additionally, areas of native scrub planting would be introduced in the north-west part of the site to compensate for the loss of similar features elsewhere in the site, which would contribute to the other character and qualities of the site. Accordingly, it has been demonstrated that the development would not have an unacceptable impact on the character of the site or the visual amenity of its immediate surroundings or the features of the wider landscape. Therefore, the proposal complies with Policies SW11, EnW5 and EcW8 of the LDP.

Residential Amenity

The nature of the proposed development is such that when operational the facility would have no impact on the nearby residential properties. There would likely be limited activity within the site and occasional visits by engineers to monitor and maintain the solar farm. Additionally, the development would include the provision of extensive planting along the boundaries of the site that would help to screen some of the views of the solar panels and further reduce any potential visual impacts. During the construction phase of the development there would be some potential to generate a certain amount of noise and disruption to local residents in close proximity to the site particularly along the access route leading to Sixth Avenue and First Avenue i.e. use of machinery and traffic movements. Such concerns would be temporary in nature and a condition could be imposed to limit the hours of construction to appropriate times to minimise any impacts.

Prior to the submission of this application a Pre Application Consultation (PAC) was undertaken with local residents by the applicant and a number of issues and concerns were raised, these included general disturbance during construction, loss of parking space, and concerns over the presence of CCTV and lighting. In response the applicant has indicated that a construction management plan would assist in addressing these concerns, that the lighting and CCTV would be directed away from any property and utilise motion sensors to be activated. It is acknowledged that no objections have been received in response to this application following the publicity exercise undertaken. Accordingly, the proposed development is not deemed to have a significant impact on the amenities of local residents. Therefore, the proposal complies with Policy SW11 of the LDP.

Highway Safety/Parking

During the construction phase of the proposed development there would inevitably be a slight increase in traffic movements along local roads. This would generally only be for a temporary period and could be appropriately managed through the agreement of a Construction Environment Management Plan (CEMP), which could be secured as a condition of any permission granted. Once established the proposed solar farm would function relatively independently with very little requirement for personnel on site other than for occasional necessary maintenance. The proposed access serving the development would be via the existing highway network through Galon Uchaf along First Avenue and Sixth Avenue. The proposals are supported with a swept path analysis which illustrates that the access route can accommodate delivery vehicles during the construction phase. Once complete it is considered that the internal hardstanding to be provided within the site would be sufficient to meet operational needs without there being any impact to local residents and a negligible impact on the surrounding highway network. In this regard the Head of Engineering and Highways has not raised any highway safety concerns. Therefore, the proposal complies with Policy SW11 of the LDP.

Ecology/Biodiversity

In order to assess the potential impact of development on protected species and habitats the following surveys have been submitted in support of the application:

- Updated Preliminary Ecological Appraisal
- Biodiversity Strategy
- Tree Report
- Reptile Survey
- Invertebrate Survey
- Bat and Tree Survey Report
- Planning Policy Ecology Addendum

The Updated Preliminary Ecological Appraisal acknowledges the earlier survey work undertaken in respect of the site and offers an update on its findings. The document concludes by agreeing with the findings of the invertebrate survey and encourages the promotion of habitat connectivity within the site through the creation of corridors through and around the site, along with long term management of the site.

The Tree Report identifies the number and extent of trees on site. The trees present include Goat Willow, Hawthorn, Ash, Blackthorn, English Elm, Common Oak and Sycamore. The Tree Report accepts that the development will result in the loss of some trees on site specifically a Sycamore of moderate quality, a Sycamore of poor quality and poor quality Goat Willow. In its conclusion The Tree Report offers general advice that the development can be constructed without any significant long term adverse impact on the trees to be retained or the areas of amenity. The trees to be retained would be located towards the periphery of the site and those to be removed are more central to the application site. Supplemental planting associated with the development would more than adequately compensate for the trees lost.

The Bat and Tree Survey Report has been undertaken on the basis of a ground level tree assessment for bat roost suitability. The report follows the assessment of the Tree Report and suggests that one tree should not be removed as it has bat roost potential and if it is to be removed it should be done in winter when it is least likely to be in use. In mitigation it also indicates that if there is to be lighting then it should be located to minimise any impact on any potential bat roost and that any noise should also be kept to a minimum in proximity to any bat roost.

Whilst the loss of a potential bat roost would be unavoidable the proposal would provide appropriate compensation within the requirements of the landscaping scheme for the development. Where lighting is concerned the proposal does involve the provision of lighting for the site, although this would only be in the operational phase of the development and would be activated by motion sensors, thus minimising the impact on nocturnal species. In any other circumstance the site would

remain dark. It is likely that there would be some noise and light during the construction phase of the development. However, the working hours would be limited and controlled by condition to avoid potential impacts on foraging bats.

The Invertebrate Survey has identified a total of 228 different species within the site of which 36 are deemed to be of conservation importance including 2 section 7 species, 3 nationally scarce species and 31 Wales local species. It is concluded in the report that the site hosts a number of species of importance for conservation, although this value is not evenly distributed across the site.

It is acknowledged in the Reptile Report survey undertaken that there was no evidence of reptile presence on the site but did indicate that the ground type might offer suitable habitat for reptiles. Given that the site has some potential to accommodate reptiles and that a low population may be present, despite little evidence identified, it is recommended that a precautionary approach be taken to avoid any ground disturbance during the hibernation season between November and February.

None of the reports in their conclusions raise opposition to the proposed development as long as their recommendations are pursued through the development of the site, which can be secured by condition to ensure due diligence and achieve net biodiversity benefit as set out in the submitted Biodiversity Strategy. This would involve the monitoring and management of the site and the provision of enhancements as part of the Landscape and Habitat Ecological Scheme (LHES).

To minimise the impact of the development on the site, the proposed solar arrays would be mounted on a frame secured into the ground using ground screws. This would assist in minimising any habitat loss i.e. grassland area. However, the ground beneath the panels would consequently be shaded which would result in some change to the habitat composition, which in turn would likely impact on invertebrates. There would be limited hardstanding introduced and this would be limited to the compound area and an access close to the eastern boundary. Along the entire boundary of the site a native species hedgerow would be introduced with a number of trees introduced at intervals. An area of Wildflower Meadow mix and SUDs Wildflower mix would be introduced in the eastern part of the site, together with native shrub planting in the north-west part of the site to compensate for the loss of some habitat environments. Additionally, the Biodiversity Strategy recommends further enhancements could be provided with the provision of bird and bat boxes within the site.

In regard to the underground cabling, it is noted that these would largely be installed along sections of the adopted highways where there would be minimal impact on the ecological environment. It is noted that there would be some sections where the cables cross vacant land but are also subject to some ground disturbance such as within the area of the new Goitre Primary School and the new Bishop Hedley School. The installation of the underground cabling is deemed to have minor temporary

impact on their immediate locations and the land would be made good following their installation.

Natural Resources Wales have acknowledged the potential impact on the identified trees which have moderate potential to support bat roosts and have raised no objection to the development. The Council's ecologist has requested a long-term management plan be secured for the proposals that demonstrates how retained habitats will be managed to provide net biodiversity benefit alongside the site management and planting proposals. This can be delivered through the imposition of a pre-commencement condition requiring appropriate management of the ecology of the site through the development process and in the longer term.

Whilst the development would have some potential impact on the grassland environments, the loss of trees with roosting potential and impact on the habitats for invertebrates, through the appropriate management pre and post development, the implementation of mitigation and compensatory measures, it has been demonstrated that the development in time would achieve net benefits in biodiversity. Therefore, the proposal complies with Policies EnW1, EnW2 and EnW3 of the LDP.

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.

The principle of the proposed development is acceptable, given its location within the settlement limits and its contribution to the reduction in carbon emissions and compliance with the national and local policy objectives that encourage renewable energy schemes. The impacts on the character of the area, the local landscape, residential amenity and highways are deemed to be acceptable. Whilst there would be some impacts on the habitats and species within the site, this would be appropriately mitigated/compensated and that net benefits to biodiversity would be provided. Therefore, the proposed development is acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITION:**

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:

- Proposed PV Array Site Location Plan Drawing No. 26Z006-LAW-XX-X-DR-A-069—1008 P00
- Site Layout Focussed Drawing No. 01105-CSG-XX-00-GA-E-703-001
- CCTV Layout Drawing No. 01105-CSG-XX-00-GA-E-703-002
- Infrastructure Details Drawing No. 01105-CSG-XX-00-GA-E-703-003
- Proposed Typical PV GRP Compound Elevations Drawing No. 26Z006-LAW-XX-X-DR-A-069-1007
- Proposed PV Compound Details Drawing No. 26Z006-LAW-XX-X-DR-A-069-1006
- Proposed PV Site Layout Drawing No. 26Z006-LAW-XX-X-DR-A-069-1005
- Proposed PV Cable Route (Sheet 1 of 4) Drawing No. "6Z006-LAW-XX-X-DR-A-069-1001
- Proposed PV Cable Route (Sheet 2 of 4) Drawing No. "6Z006-LAW-XX-X-DR-A-069-1002 P00
- Proposed PV Cable Route (Sheet 3 of 4) Drawing No. "6Z006-LAW-XX-X-DR-A-069-1003
- Proposed PV Cable Route (Sheet 4 of 4) Drawing No. "6Z006-LAW-XX-X-DR-A-069-1004
- PV Array Drainage Strategy Drawing No. 26Z006-CAM-XX-ZZ_DR-C-5000-S1 P01
- PV Array Sections and Elevations
- Strategic Landscape Plan Drawing No. 2488501-SBC-00-XX-DR-L-401 P04
- Site Green Infrastructure Plan Drawing No. 24885021-SBC-00-XX-DR-L-202 P04
- Updated Preliminary Ecological Appraisal
- Biodiversity Strategy
- Tree Report
- Reptile Survey
- Invertebrate Survey
- Bat and Tree Survey Report
- Planning Policy Ecology Addendum.
- Landscape Visual Appraisal
- Green Infrastructure Statement

Reason - To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

3. If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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 that any risk associated with previously unsuspected contamination at the site is 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 risk in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. No Development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- Construction methods, details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuel, concrete mixing and washing areas) any watercourse or surface drain.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works.
- Resource Management: details of fuel and chemical storage and containment.
- Traffic management: details of site deliveries, plant on site, parking for operatives and visitors, storage on site and wheel wash facilities.
- Erection and maintenance of any temporary boundary treatment.
- Details of any temporary construction lighting (including any light spillage details).
- 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 persons and bodies responsible for activities associated with the CEMP and emergency contact details.

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

b Reason - To ensure necessary management measures are agreed and implemented for the protection of the environment during construction in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan Policy.

5. Any demolition site preparation or construction works shall not take place outside the hours of 08:00 hours to 18:00 hours Mondays to Fridays, and 09:00 hours to 14:00 hours on Saturdays and at not time on Sundays or Public Holidays.

Reason - In the interests of amenity and to comply with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. No surface water or land drainage will 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 construction in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. **No development shall commence**, until an Ecological Management Plan (EMP) has been submitted to and approved in writing by the local planning authority. These details shall include:

- a long term management and maintenance plan (for at least 25 years) setting out all measures for all on site landscaping/habitat/green infrastructure (both retained and new);
- a plan illustrating areas of onsite habitats to be retained, protected and enhanced;
- a Precautionary Working Method Statement (PWMS) for protected species.
- details for the provision of bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs, reptiles etc.
- an implementation programme including the phasing of works; and
- details of the qualified person who will provide ecological supervision.

The development 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.

8. **Prior to the installation of any external lighting**, a detailed lighting scheme shall be submitted to and approved in writing by the local planning authority to protect bat foraging/commuting areas. The details shall include:

- horizontal and vertical illuminance plans demonstrating dark corridors/routes to be maintained, together with dark routes for access to any bat boxes;
- 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.

9. All planting, seeding or turfing comprised in the approved Strategic Landscaping Plan (Drawing No. 2488501-SBC-00-XX-DR-L-401 P04) shall be carried out in the first planting and seeding seasons following the site being brought into beneficial use 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 and provides biodiversity environmental enhancements in the interests of amenity and to accord with Policies SW11 and EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.