

DATE WRITTEN	20th February 2024
REPORT AUTHOR	Judith Jones
CASE OFFICER	Adam Foote
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	28th February 2024

Application No.
P/23/0196

Date
15th August 2023

Determining Authority
MTCBC

Proposed Development

Location

Name & Address of Applicant/Agent

Proposed redevelopment to create 30 No. (1 and 2 bedroom) self contained apartments

Former Merthyr Tydfil General Hospital
High Street
Merthyr Tydfil

Signature Realtors Ltd
c/o Mrs Arran Dallimore
C2J Architects & Town Planners
Unit 1A Compass Business Park
Pacific Road
Ocean Park



P/23/0196

© Crown copyright and database rights 2024 Ordnance Survey 100025302

PURPOSE OF REPORT

To further consider planning application P/23/0196

At the Planning, Regulatory and Licensing Committee meeting held on the 24/01/24 it was resolved to defer the determination of the application to undertake a fact finding site visit. This took place on the 05/02/24.

During the fact finding visit the Planning Officer gave an overview of the proposed development and planning history/context for the application. Following this Cllr C Jones provided a number of questions; queried the publicity exercise undertaken both prior to the application being submitted and as part of the application process, questions in respect of the proposed design, number of residential properties to be constructed and parking provision.

It was explained that the legislative publicity requirements had been met for both the Pre-application Consultation and to meet the requirement of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 once the application had been submitted. The proposed design and impact upon the conservation area was discussed in greater detail and it was explained that the proposal was considered to be acceptable for the site and context. The number of residential units to be provided exceeds the allocation within the Local Development Plan however it was explained that the additional units were required in order to make the scheme viable and that the former consents were not implemented with viability being cited as a major contributing factor. In relation to carparking provision the legislative framework was explained in greater detail with the aims/objectives of Future Wales and Planning Policy Wales being expanded upon. It was explained that there was not the opportunity for greater amounts of carparking provision to be provided within the site and that the trees on site were afforded an element of protection due to their location in the Conservation Area.

All of the points raised during the fact finding meeting have been fully considered and no new issues were highlighted that would alter the original recommendation to Committee.

Since the fact finding meeting an additional 4 representations have been received from members of the public raising concern relating to the proposed parking provision and the expected impact from the proposed development.

COMMITTEE'S DECISION IS REQUIRED.

A copy of the original report to Committee is reproduced below for committee's convenience.

APPLICATION SITE

The application site comprises the building known as Merthyr General Hospital. The building occupies a prominent position marking the northern end of the Town Centre. The site is located within the settlement boundary as defined by Policy SW4 of the Merthyr Tydfil Local Development Plan (LDP) and as shown on the associated

proposals map. The site is within close proximity to the commercial offerings of the Town Centre and falls within the boundary of the Town Centre Conservation Area and is within the Merthyr Tydfil Historic Landscape of Outstanding Historic Interest (Cadw reference HLW (MGI) 2), specifically within the Penydarren Park and Gwaelod-y-Garth Character Area (HLCA003A), as defined within the Register of Landscapes of Outstanding Historic Interest in Wales.

PROPOSED DEVELOPMENT

As the application consists of demolition and is within the Conservation Area, a concurrent application seeking Conservation Area Consent has been submitted and is being considered.

This application seeks planning permission for the demolition of the rear section of the building, renovation of the retained front portion of the building and construction of a three storey extension to the rear of the retained front. The building is proposed to be brought into residential use comprising of 30 flats (x5 two bed and x25 one bed).

The retained front portion of the building is proposed to be renovated and would house 6 flats. The remaining flats would be accommodated in the proposed rear extension. The rear extension adopts a contemporary design and finish, is proposed at 3 storeys in height and has an overall rectangular shape with all flats being outward facing.

To the front of the building 5 carparking spaces would be provided adjacent to the vehicular entrance to the site, a pedestrian footpath and grassed garden area. The proposed rear extension would have a smaller footprint than the existing building therefore allowing for additional garden space to be created and to allow additional levels of separation from the adjacent residential properties.

Whilst the site is relatively level the topography of the area slopes steeply to the north resulting in a number of the adjacent properties being situated at a higher level. The site area is approximately 0.2 hectares. Additional detail in respect of scale, design and position of the development is illustrated in full on the submitted drawings.

PLANNING HISTORY

P/96/0290 Residential Development (Renewal of Outline Consent) Approved 06.09.1996

P/16/0033 Conversion and extension of former nursing home to accommodate 23 dwellings Approved 13.10.2016

CONSULTATION

Planning Policy Officer	-	No objection	
Environmental Health Manager	-	No objection	subject to conditions
Planning Ecology Officer	-	No objection	subject to conditions

Head of Engineering and Highways provision	-	Objection due to parking
South Wales Fire & Rescue	-	No objection.
Dwr Cymru Welsh Water conditions	-	No objection subject to
Glamorgan Gwent Archaeological Trust (GGAT) required	-	No objection, mitigation
South Wales Police provided	-	No objection, comments

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties on 24/08/23 an advert was posted in the Merthyr Express on 07/09/23 and site notices were displayed within the vicinity of the site.

7 representations were received in response to the publicity exercise all raising an objection to the proposed development. Whilst none were opposed to the principle of the development with acknowledgements being made of the need for a redevelopment of the site, concerns were raised in relation to;

- Parking provision,
- The number of units being created,
- Surface water drainage,
- Ecological surveys,
- Insufficient community consultation,
- Design not being suitable for a conservation area,
- Concerns over privacy of neighbouring residents; and
- the accommodation was unlikely to be occupied by families.

POLICY CONTEXT

National Policy

Future Wales - the national plan 2040;

Policy 1 – Where Wales will grow

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 6 - Town Centre First

Policy 7 - Delivering Affordable Homes

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

Planning Policy Wales (PPW) Edition 11

The Planning (Listed Building and Conservation Areas) Act 1990

Technical Advice Notes (TAN):

TAN 2: planning and affordable housing
TAN 12: design
TAN 18: transport
TAN 24: the historic environment

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 SW11 – Sustainable design and Placemaking
Policy CW1 - Historic Environment
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
Policy EnW5 – Landscape Protection
Policy EcW5 – Town and Local Centre Development
Policy EcW8 – Renewable Energy

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design
CSW Wales Parking Standards 2008

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are; The principle of the development, Highway Safety/Parking, Visual Amenity/Character of the Area, Biodiversity/Green Infrastructure, Landscape Impact, Drainage, Residential Amenity and Planning Obligations.

The principle of the development

Planning Policy Wales, currently in its 11th edition and Future Wales: The National Plan, sets the policy framework for Planning in Wales and both place significant weight upon sustainability and sustainable developments within appropriate locations. The application site is located within the settlement boundary where there is a presumption in favour of development and the efficient use of land is encouraged. The proposal seeks consent for the demolition of the rear section of the building, renovation of the retained front and a rear extension. The building is proposed to be brought into residential use comprising of 30 flats on previously developed land as defined by Planning Policy Wales 11. PPW11 states, "Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites

where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome".

Future Wales sets out that the regeneration initiatives for existing settlements should promote a mixed use, high density approach for urban centres that offer residential accommodation at a walkable distance from local amenities with easy access to public modes of transport. A Town Centre First approach is set out by Policy 6 of Future Wales, which clearly identifies Town Centres as more than the extent of designated retail areas and states they should be the focus of growth and regeneration, promoting residential development within and adjoining town centre boundaries.

Future Wales identifies appropriate densities for new residential developments (Policy 2) stating; "To support the economic and social success of our towns and cities, including sustaining public transport and facilities, urban growth and regeneration should increase the population density of our towns and cities. New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations". In this case, the proposed density would exceed the 50 units per ha, but given the central location of the site and its access to the town centre and to public modes of transport it is considered that the scheme accords with the aims of Future Wales in respect of delivering high density residential developments within appropriate urban areas that will support the economic and social success of the Town Centre.

LDP Policies SW1, SW3 and SW4 are applicable in establishing the principle of the development from a local Planning Policy perspective;

SW1 (Provision of New Homes) sets out the need for new housing within the County Borough and identifies a need for an additional 2,250 homes in order to sustainably grow the population. The proposed development would make a contribution towards meeting this identified need therefore no concern is raised in respect of this policy.

LDP Policy SW3 (Sustainably Distributing New Homes) has allocated the site for residential development for 20 residential properties, therefore the principle of residential development is considered to be acceptable and established through the adopted LDP. Whilst this application would result in 30 homes which exceeds the allocation unless there is a material consideration that would result in a policy conflict it is not considered that the over supply of 10 homes would warrant the refusal of the application. Furthermore, planning consent has previously been granted for the residential development of the site for 23 homes however the consent was never implemented with viability being cited as a limiting factor. Given the constraints of the site and the financial contribution required to safeguard/renovate the front section of the building it is considered that the additional 10 residential units will assist in the viability of the site and make the likelihood of the development coming forward being more likely.

LDP Policy SW4 (Settlement Boundaries) identifies Merthyr Tydfil as a primary growth area and supports the re-use of previously developed land therefore, no conflict has been identified in respect of the policy requirements.

Given the allocated status of the land for residential development within the LDP and the preference within both Local and National Planning Policy for the redevelopment of land within sustainable locations it is considered that the principle of the development is acceptable.

Highway Safety/Parking

The proposed development would utilise the existing vehicular access point to the front of the building where 6 parking spaces are proposed. The proximity of the private access to the road junction has been raised as a concern by the Head of Engineering and Highways however as the access is existing and would serve a limited number of vehicular traffic movements the concern is not considered sufficient to substantiate an objection on the basis of highway safety.

The Head of Engineering and Highways consider the internal circulation of vehicles within the site to be satisfactory and considers that the highway network in the area is capable of accommodating the additional vehicular trips generated by the proposed development. Therefore, no concern is raised in respect of highway safety.

Although no objection is raised by the Head of Engineering and Highways in respect of the capacity of the local highway network to accommodate the development, an objection has been lodged in respect of the proposed parking provision associated with the proposal.

The proposed parking provision would be lower than is required to accord with the Council's current adopted parking standards, the proposed development would provide a total of 6 off street parking spaces. For the scheme to accord with the adopted parking standards 41 spaces would be required (35 resident spaces and 6 visitor). It is considered likely that some parking may occur on the surrounding streets, based on various observations by members of the Planning Department it is considered that there is capacity for parking in the surrounding area/streets. It is noted that the adopted parking standards are guidance only, were adopted in 2008 and have therefore been superseded by both PPW11 and Future Wales, both of which advocate for lower levels of car parking or car-free developments in suitable locations (see excerpts below). In this instance, given the highly sustainable location of the application site, being within walking distance to the town centre and other nearby local services, in conjunction with the proximity to public modes of transport (there is a bus stop adjacent to the site) there is no objection to the proposed parking provision within the proposed scheme.

PPW11

4.1.50 "Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed".

4.1.52 "Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places".

Future Wales

Policy 12 page 83 "Planning authorities must act to reduce levels of car parking in urban areas, including supporting car free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time".

Policy 12 Page 86 "Planning authorities should also challenge perceptions that housing needs to be built with parking on plots, which promotes car-dominated developments, and promote different ways of dealing with cars that encourage a reduction in car use and increase active travel and use of public transport".

Policy 12 Page 87 "Whilst we do not know what the future holds, the location and design of car parking should enable conversion to other uses over time".

Given the above more recent adopted national planning policy it is considered acceptable and appropriate to accept the reduced parking level as proposed. Furthermore the proposal includes cycle parking for up to 44 cycles this is considered to offset some element of the vehicular parking requirement and to accord with supporting the modal shift from private vehicles to sustainable or public modes of transport as set out in national Planning Policy.

Visual Amenity/Character of the Area/Historic Environment

The application site comprises a large building on a prominent plot known as Merthyr General Hospital, the site falls within the Town Centre Conservation Area and although is unlisted is considered to be a landmark building within the town making a significant visual contribution due to its scale and architectural detail. The building is considered to assist with the legibility of the town which adds to its landmark status. Additionally, the building is historically significant given its origins and is considered to be important to the story of Merthyr Tydfil.

The proposed alterations to the front of the building are considered to be acceptable in respect of their impact upon the setting of the building and impact upon the conservation area. The proposal would retain an open character on the prominent plot and introduce an acceptable scheme of hard and soft landscaping. No concern is raised in respect of the proposed alterations to the front of the plot.

The front of the building is the most prominent given its siting, orientation and architectural detailing. In this case the front of the building is proposed to be retained and renovated for residential accommodation providing 6 flats. The retention and renovation of this element of the building is welcomed and the proposal is considered to make an overwhelmingly positive contribution to the amenity and character of the area but especially to the special character of the conservation area especially when considered against the current state of the building.

The remaining flats would be accommodated within the proposed new build extension to the rear. The proposed replacement takes a different and more contemporary architectural approach when considered against the existing. The proposed

development is larger with a flat roof and uses a more contemporary palette of materials. Although the extension is proposed with an increased height relative to the existing building given the topography of the land, where the key visual receptor points are and the amount of set back it is not considered that the height of the extension would be harmful to the setting of the building. It is considered that the proposed extension would sit comfortably with the existing dwelling in the manner in which it is proposed.

The proper management of conservation areas is not to insist on all developments within it being the same or a facsimile of the previous building types. Effective management of the conservation area involves enhancement and incorporation of complementing but sometimes contrasting architectural styles in order to create interest and local identity. The consideration of appropriate architectural styles should be that of context, scale, mass, materials and position.

The proposed development is of an appropriate scale and mass, that will juxtapose the front of the building that would be retained and in so doing clearly demarcate the rear proposed area as a later addition. Although larger in scale, the proposal would not be overtly large or out of proportion within the context of the site. The materials chosen are considered to be appropriate for the setting and will complement the retained element of the structure.

The Planning (Listed Buildings and Conservation Areas) Act 1990, Sec 72, states; 72. (1) In the exercise, with respect to any building or other land in a conservation area, ... (2) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this instance the proposed development is considered to meet the requirements of the Act as it results in an enhancement to the character of the conservation area and would safeguard the historic building providing it with a viable use is required to secure its presence moving forward.

The proposed development would optimise the use of the land available as opposed to being constrained to the existing envelope of the building allowing additional units to be created. The additional residential properties that are able to be created from the larger scheme undoubtedly make the scheme more viable but also results in a more efficient use of previously developed land which accords with the aims/objectives as set out by Planning Policy Wales 11.

GGAT have been consulted on this application and raise no concern however do recognise that the proposal requires historic environment mitigation and have therefore provided conditions to be attached to any grant of planning consent in order to safeguard the historic environment.

Biodiversity/Green Infrastructure

In respect of bio-diversity the proposed development is supported by an Ecological Impact Assessment and bat surveys have been undertaken. The bat surveys concluded there was no evidence of bats within the building and that the site is not a sensitive habitat. The Ecology officer has been consulted on this application and raises no objection to the development subject to conditions including those requiring details

and locations of bird and bat boxes and for a lighting scheme to be submitted prior to the commencement of development.

Landscape Impact

The application site is located within a built-up area of the town centre with an urban character. It is also within the Town Centre Conservation Area and within the Merthyr Tydfil Historic Landscape of Outstanding Historic Interest (Cadw reference HLW (MGI) 2), specifically within the Penydarren Park and Gwaelod-y-Garth Character Area (HLCA003A), as defined within the Register of Landscapes of Outstanding Historic Interest in Wales.

The proposed development due to its scale, siting and design in combination with the topography of the area is not considered to result in any significant or unacceptable impact in respect of landscape character that would warrant concern.

The proposed scale, design and materials have been considered in an earlier section of this report and is deemed to be acceptable. The new build extension as proposed would be well screened by the topography of the area and by the front section of the building therefore reducing any impact to a minimal amount in respect of landscape impact.

Drainage

Surface Water Drainage: Given the scale of the proposal it will trigger the requirements of schedule 3 of the Flood and Water Management Act 2010 and therefore require approval of Sustainable Drainage Systems (SuDS) features. It is a legal requirement to obtain SAB consent from the relevant SuDS Approval Body (SAB), which would be determined separately to the planning process.

The application form suggests that surface water would be discharged via a connection to mains sewers. This does not accord with the requirements of the aforementioned policy and therefore is not acceptable. It is however considered that this can be adequately controlled by condition as suggested by Dwr Cymru Welsh Water within the consultation response.

Foul Drainage: The application form suggests that foul drainage would be disposed of via a connection to the main sewers in the area. Dwr Cymru Welsh Water has confirmed there is capacity within the existing network in the area therefore no concern is raised in this respect. This approach accords with the Welsh Government Circular 008/2018 on the use of private sewerage in new developments, and specifically paragraphs 2.3-2.5, which stress the first presumption must be to provide a system of foul drainage discharging into a public sewer.

Residential Amenity

The development of the site for residential purposes in comparison to the existing use/current state of the building will inevitably have an impact on the residential amenity of those living closest to the site. However, based on the layout and hard and soft landscaping plans submitted, in association with the orientation and topography

of the site relative to the adjacent residential developments, the development is considered acceptable having regard to the impact on existing neighbours.

Distances between the neighbouring properties and the proposed upper floor flats would be sufficient so as not to unacceptably impact on privacy, light nor be significantly overbearing. As the proposed development seeks consent for flats they would not benefit from permitted development rights therefore no alterations can be carried out on the building that would result in a materially different impact without requiring planning consent. It is therefore not considered necessary to limit permitted development rights in relation to alterations to the building. With regards to the amenity of future residents the plans detail that future occupiers would benefit from areas of shared outdoor spaces. These areas are considered to be sufficient to serve the number of units proposed to be created.

The Environmental Health Manager has been consulted on this application and raises no objection or concern to the development. However a number of conditions have been suggested to safeguard the living conditions of neighbouring occupiers during construction.

Planning Obligations

Policy SW2 of the LDP sets out the target for development proposals to deliver up to 253 affordable dwellings across the County Borough to meet an identified housing need. Policy SW9 of the LDP seeks contributions towards the provision of affordable housing. In this respect, residential developments, comprising 10 or more dwellings within the Primary Growth Area, shall be required to provide 10% on-site affordable housing.

The requirement for an affordable housing contribution towards the proposed development has been assessed by the Planning Policy Officer. In this instance no planning obligations for the provision of affordable housing or any other contributions have been sought as this would likely render the development financially unviable. In order to come to this conclusion, an assessment has been carried out using the Three Dragons Toolkit.

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.

For the reasons set out above, the proposed development is deemed to be acceptable and would provide a viable future for a land mark building within the town and provide much needed housing in a sustainable location on brownfield/previously developed land. Accordingly the following recommendation is made:

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

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents: SK100, AL(0)01, AL(0)02, AL(0)03, AL(0)04, AL(0)05, AL(0)06, SK_10 Rev B, SK_11 Rev C, SK12 Rev B, SK13 Rev B, SK20, SK21 Design and Access Statement, Ecological Impact Assessment - October 2023, Transport Note.

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

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

Reason - In the interests of local amenity and to avoid statutory nuisance in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

4. **No development shall commence**, including any site clearance works, until a Construction Environment Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period and shall provide for:

- i) the parking of vehicles of site operatives and visitors within the site;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from the construction works.
- viii) details of any external lighting during construction

Reason - In the interests of the highway safety and free flow of traffic and to protect the environment and so as to accord with Policies SW11 and EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

5. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified then all development works should be stopped immediately, the Local Planning Authority and the Environmental Health Department contacted within 2 working days and a scheme to investigate the risks and any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works. Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

Reason - To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

6. **No development shall take place** until a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of works will be fully carried out in accordance with the requirements and standards of the written scheme.

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

7. The development hereby approved shall not come into beneficial occupation until the parking provision as shown on approved plan SK100 has been completed and shall remain available for such purposes at all time thereafter.

Reason - To ensure there is disabled parking provision provided on site to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

8. **Prior to the occupation of the flats**, details for the provision of secure cycle storage shall be submitted to an approved in writing by the local planning authority. The cycle storage facility shall be provided in accordance with the approved details prior to the occupation of the flats and retained in perpetuity.

Reason - To encourage the use of cycles in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. 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 to accord with Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

10. **Prior to works commencing site** details / samples of the materials to be used in the construction of the external surfaces of the building 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.

11. **Prior to the installation of any external lighting** a detailed lighting scheme for the site shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Reason - In the interests of the living conditions of future residents, neighbouring occupiers and to protect the natural environment and important habitats to accord with policies SW11, EnW1, EnW2 and EnW3 of the Merthyr Tydfil Replacement Local Development Plan.

12. **Prior to the commencement of development** full and comprehensive details of soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of landscape management for a minimum period of 5 years. The scheme shall be implemented in accordance with the approved details in the first planting season following development coming into beneficial occupation and any 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.

13. No development shall take place until a scheme for biodiversity enhancement which shall include the number, specification and location of bird and bat boxes on site has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - In the interests of maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance | Chartered Institute for Archaeologists and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member Looking for an archaeologist? | Chartered Institute for Archaeologists.
2. Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.
3. Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).
4. All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September.
5. As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage. The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.