

DELEGATED REPORT

Application No:	P/22/0290
Site Address:	Llysfaen Care Home Maesgarreg Cefn Coed CF48 2NE
Development:	Change of use of respite home to 10 affordable housing flats with associated external works including new dormers and a raised walkway
Case Officer:	Caroline Pulley
Site Visit:	17th November 2022
Application Expiry Date:	13th January 2023
Consultation reply date expired:	12th December 2022

APPLICATION SITE

The application site relates to the former Llysfaen respite care home located off Maesgarreg in Cefn Coed. The property is split in level across the site and is formed by a 'T' shaped building which is up to two storeys in height. The building is set back from the highway of Maesgarreg and is served by a small car park, access to which is achieved from a driveway which runs along the eastern boundary. A second vehicular access point is also located off Pearce's Court to the west of the building.

The buildings surrounding the site comprise a mix of residential and commercial uses. The northern rear elevation of the building faces onto a short overgrown area which bounds the rear gardens of a row of two-storey terraced properties which have a frontage onto High Street. The western gable elevation faces onto an enclosed hardstanding area which is at a higher level to the site and is understood to be used in association with a local shop at 104 High Street. The remainder to the western elevation is set in from the boundary and overlooks the highway of Pearce's Court. Due to the levels of the site, part of the western elevation is positioned below the level of the highway and is partially screened by metal fencing. The south facing gable elevation is set in from the road and currently features a white uPVC bay window which opens out onto a small, fenced off area. A grassed area enclosed by low palisade fencing surrounds the rest of the southern part of the site and provides a buffer between the building and the highway of Maesgarreg.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the conversion of a respite home to 10 affordable housing flats (2 accessible one-bedroom flats, 4 one-bedroom flats, 2 two-bedroom flats and 2 two-bedroom maisonettes). As part of the development, the external elevations of the building would be refurbished, and dormer windows and solar panels would be inserted into the northern, eastern, western and southern roof planes of the building. A total of 10 off-road car parking spaces would be provided throughout the site to serve the future occupiers of the flats.

As part of the application, a garage and an outbuilding within the north-eastern corner of the site would be demolished and a new covered bicycle store would be provided in this area. It should also be noted that an internal path leading from the side access road positioned between 98-99 and 97a High Street to the north-east of the site would also be blocked up.

The key aspects of the proposed external works are as follows:-

Elevations

- Provide stone slip cladding (Charcoal Grey) on external wall insulation to lower ground floor elevations and render to upper ground floor (colour grey/white tbc).
- Alter the pattern of fenestration along the two-storey south facing gable elevation of the building. The changes would involve removing the existing uPVC bay window and upper floor window and providing a new uPVC window and a composite entrance door with a canopy (serving flat 1) on the lower ground floor and two uPVC windows above. The door canopy would extend 1.19m out from the building and would measure 2.25m in height and 1.65m in width.
- Provide two new composite door openings and six new uPVC openings along the ground floor southern recessed elevation of the building. The new door openings would serve flat 4 and flat 5.
- Remove the existing windows and door in the eastern gable elevation and install a new composite entrance door and a uPVC window (both serving flat 6).
- Remove existing windows and doors from the east facing lower ground and ground floor elevation and provide 5 new uPVC windows, an entrance door (serving flat 2) and a plant room door to the lower ground floor elevation. At ground floor, four new uPVC windows would be installed and four new entrance doors would be provided (serving flats 7, 8, 9 and 10). The four entrance doors would be accessed by the formation of a raised deck area which would connect to the existing footpath situated along the southern elevation of the building. The floor of the raised deck would project 2.4m from the face of the wall and would be positioned 2.7m above the lower ground level. It would be enclosed to the side and front by a 1.1m high balustrade. A 6.5m wide canopy would be positioned to the front of the four access doors. The canopy would be cantilevered and would sit in line with the eaves line of the main roof.
- Provide new windows and four rear entrance doors (serving flats 3, 4, 5 and 6) in the northern elevation of the building.

- Provide a new composite door and window (both serving flat 3) in the west gable elevation. Provide new windows and two secondary entrance doors to the ground floor and lower ground floor of the main western elevation.

The finishing colour(s) proposed for the windows and doors has not been specified at this stage.

Changes proposed to roof

- Construct two dormer bathroom windows in the northern roof plane. Each dormer would measure 3m wide, 3.1m deep and have a maximum height of 1.9m above the roof slope.
- Provide two dormer bedroom windows in the southern roof plane. The two dormers would each measure 4m wide, 3.1m deep and have a maximum height of 1.9m above the roof slope.
- Install solar panels to the northern, eastern, western and southern roof planes of the building (including on the roofs of the proposed dormers).
- Install two pairs of rooflights to the eastern roof plane of the building.
- Cover the existing roof and dormers in fibre-cement slates. The external walls of the dormers would be finished with slate hanging tiles.

Changes within curtilage of site

- Extend the existing car park by providing a 2.5m deep by 8.5m wide extension to the southern edge of the hardstanding area. This would extend the existing car park area out in line with the southern edge of the building. A total of 7 off-road car parking spaces would be provided on the newly extended hardstanding area.
- Provide two new car parking spaces adjacent to the north-western boundary of the site and a single car parking space to the east of the building.
- Provide a covered bicycle store for up to 10 bicycles in the north-eastern corner of the site (in the approximate area of the existing garage and outbuilding). The cycle store would measure a maximum of 4.3m wide, 6.3m deep and 2.95m high and would have rendered elevations, softwood painted doors and a single ply membrane roof.
- Provision for three sets of 1.6m high covered bin stores across the site. In total, 10 new individual bin stores would be provided to serve the residents of the flats.
- Provide a new ramped access/steps to flat 4.
- Form a new communal area for residents at the front of the site.
- Provide new landscaping across the site, including the planting of new hedges and two new trees.

- Block up pedestrian access within the north-eastern corner of the site.
- Installation of 1.1m high galvanised railings to the southern edge of the hardstanding located to the east of the building.
- Provide new 1.1m high railings on top of stone wall located to the northern edge of the car park and the northern corner of the hardstanding located to the east of the building. 1.1m high railings would also enclose the eastern edge of the car park area.
- Provide various new boundary treatments across the site.

The application is supported by a Bat Survey and a Transport Statement.

PLANNING HISTORY

There is no recent planning history relating to the site.

CONSULTATION

Planning Policy Officer:	No objection.
Head of Engineering and Highways:	No objection.
Environmental Health Manager:	No objection.
Welsh Water:	No objection.
Ecologist:	No objection.
Welsh Government Highway's Division:	No objection.
South Wales Fire and Rescue Service:	No objection but advises that a comprehensive fire strategy should be provided to satisfy Building Regulations.

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.

As a result of the publicity exercise undertaken, three letters (one letter has been submitted on behalf of the occupiers/owners of two properties) from local residents have been received. The main points and concerns raised within the letters are summarised below:

- It is queried by two of the residents whether the dormer bathroom windows proposed within the northern roof plane of the building (facing towards the rear of High Street) would have frosted glass. Concerns have been raised by a writer of

another email that the dormer windows would look into a neighbouring garden and property, resulting in a loss of privacy. This writer is concerned that even if the glass is frosted, if the windows are openable there would be a loss of privacy and potential for noise.

- It is unclear whether there are any plans to repair or alter the existing stone wall boundary which is in poor repair.
- Removal of trees at the back of a neighbour's property would further reduce privacy.
- It is suggested that the access around the side of the land where there is a lane between 99 and 97a High Street should be fenced off/enclosed to prevent the public access onto private land.
- The proposed use of the Pearce's Court access which hasn't previously been used will increase traffic in a road which is already struggling with parking and works traffic.
- Increased disruption and noise adding to the current chaos caused by the Heads of the Valley roadworks.
- Concerns over proposed clients and terms of letting agreements if issues do occur in a currently quiet area (this matter cannot be controlled by the local planning authority).
- Added devaluation of property in the area (this is not a material planning consideration)
- It is noted that some of trees identified for removal on the submitted plans are directly below the boundary wall of a neighbouring property. The neighbour highlights that any damage to the stone wall will need to be rectified and the wall made safe.
- A query has been raised over the length/extent of the timber fence line proposed between the site and the houses along High Street (to the north).

Local Ward Members were advised of the objections 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 Director of 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. Policy 7 addresses the need to deliver affordable homes in Wales at scale and pace. To address a need in the shortage of affordable homes, the national plan states that a more balanced approach with local authorities, registered social landlords and small and medium sized construction companies will be encouraged to build more homes.

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

Section 2.2 notes that *“All development decisions, either through development plans policy choices or individual development management decisions should seek to contribute towards the making of sustainable places and improved well-being”*. Paragraph 2.3

expands on this highlighting that *“the planning system should create sustainable places which are attractive, sociable, accessible, attractive, secure, welcoming, healthy and friendly”*.

Sections 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.

Section 4.2.17 states *‘Maximising the use of suitable previously and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites’*.

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

TAN 2 – Planning affordable housing – provides guidance on the role of the planning system in providing affordable housing.

TAN 5 – Nature conservation and planning sets out the role of the planning system in protecting and enhancing biodiversity and geological conservation.

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

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 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):

SPG1 - Affordable Housing, March 2012

SPG2 – Planning Obligations, March 2012

SPG4 - Sustainable Design, July 2013.

SPG5 – Nature and Development, May 2015

PLANNING CONSIDERATIONS

The application site lies within the settlement boundary as defined by the LDP Proposals Map. Therefore, the principle of converting the respite home to residential accommodation is acceptable and is generally supported by Policy SW4 of the LDP, provided that the proposal is compatible with other relevant policies and material planning considerations. Moreover, this development would provide an opportunity to provide some additional affordable housing on the site, which is in line with the thrust of national planning policy and the objectives of Policy SW2 of the LDP. Having assessed the proposed layout for the building and the amount of space available for each unit, it is also considered that the scheme represents an appropriate division and use of the space and does not represent over development of the site.

In terms of visual amenity, the application building is neither listed nor locally listed. To convert and subdivide the building, several alterations would be undertaken to the external fabric of the building. However, the overall scale and appearance of the building would remain intact, albeit eight dormers would be inserted. It is considered that the introduction of the dormers would be acceptable in terms of their design and impact on the character and appearance of the building and the surrounding area. Furthermore, it is proposed to clad the walls of the building with external insulation and provide new windows and doors across the elevations. Whilst these changes would alter the appearance of the building, the original character of the building would largely be retained and the external appearance of the site would be rejuvenated. The changes proposed to the existing boundary treatments are also deemed acceptable and would not have a harmful impact on the character and appearance of the building or the surrounding area.

Turning to residential amenity, the re-use of the building for residential purposes would not unduly compromise the amenities of nearby residents. It is acknowledged that the building would be altered but its footprint would remain largely the same, apart from the introduction of dormer windows to the roof planes and the erection of a raised walkway along the eastern side of the building, which would be set in from the boundary with neighbouring properties. As such, the scheme would not give rise to any harmful levels of overshadowing or overbearing impacts.

The greatest impact from the proposed development, in terms of overlooking would be to the residential properties located to the rear, namely 99 - 103 High Street. The two dormer bathroom windows proposed in the rear northern elevation of the building would overlook these properties. However, these windows would serve non-habitable rooms and a condition would ensure that the glass is obscure and no part of the windows are openable below 1.7m above the internal floor level. Taking this into account, the bathroom windows would not result in an unacceptable level of overlooking to the properties on High Street. The dormer windows proposed along the eastern, western and southern roof planes of the building would be set in from the boundaries with neighbouring properties and are not considered to be of a siting which would result in a harmful level of overlooking. The changes proposed to the overall fenestration of the building are also considered to be minor in nature and would not cause any significant impacts to neighbouring properties. Taking into account the above, the proposed development would not give rise to unacceptable impacts to neighbouring properties and accords with Policy SW11 of the LDP.

The Head of Engineering and Highways does not consider that the proposal would be detrimental to highway or pedestrian safety and has therefore not raised an objection.

While it is noted that concerns have been raised over the use of the Pearce's Court access, this is an existing access and planning permission is not required to use this area for parking. Additionally, the Head of Engineering and Highways has not raised any concerns to the use of this access. Additionally, the off-street parking arrangements for this site are more than sufficient for residential units of this size. Accordingly, the proposal would not impinge the free flow of traffic. As such, it would comply with Policy SW11 of the LDP.

In terms of ecology, the application is supported by a bat survey. This confirms that the building does not offer significant hibernation potential for bats and no bats were seen emerging from the building during two activity surveys. A number of onsite enhancements measures are proposed which include a planting schedule and the siting of three surface mounted bat boxes and 2 surface mounted bird boxes. Having regard to the enhancements and mitigation measures being put forward with this application, the Council's Ecologist raises no objection to the scheme. While it is acknowledged that the Council's Ecologist has recommended that all new trees, hedges and planting are to be of native species and a 10 year Landscape Management and Maintenance Plan is needed to cover retained and new onsite vegetation, given the nature and scale of the proposed development, being a change of use of an existing building, it is not considered appropriate or necessary to impose such conditions on this site. As highlighted above, a planting schedule has been provided and this includes the retention of three trees and the existing landscape to the front of the site, which is welcomed. Taking this into account, the proposal complies with policy EnW1 of the LDP.

Other matters raised during the publicity exercise not addressed above

- The impact of any works proposed to the stone wall at the rear of the site is a civil matter and is not a reason to refuse planning permission.
- A loss in property value is not a material planning consideration.
- Whilst there may be some noise and pollution associated with construction works associated with this development, it is not considered that the disruption and disturbance to the local residents would be significant enough to raise concerns. In this respect it is noted that a condition would also control the hours of construction at the site.
- The trees to the rear of the site do not fall under any protection order. As such, planning permission is not required for the felling of these trees. It is noted however that an appropriate boundary treatment is proposed between the site and the properties along High Street.

Planning Obligations

Policy SW9 of the LDP considers the requirement for planning obligations and affordable housing contributions on all residential schemes. On proposed residential developments of less than 10 units, the Council will require a financial contribution towards the provision of affordable housing elsewhere in the corresponding growth area of the LDP.

The requirement for an affordable housing contribution towards the proposed development has been assessed by the Planning Division's Policy & Implementation Group Leader. 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

For the reasons set out above, the proposed development is considered to be acceptable and therefore complies with the relevant LDP policies.

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

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 Roof Plan Drawing no. 4004-PEN-ZZ-RP-DR-A-1110-S4 Rev P1
received on 18.11.2022

Bin Store Details Drawing no. 4004-PEN-ZZ-ZZ-DR-A-3000-S4 Rev P1 received on
18.11.2022

Tree Constraints Plan received on 07.11.2022

Typical EWI Details Drawing no. 4004-PEN-ZZ-ZZ-DR-A-6600-S4 Rev P1 received
on 24.01.2023

Detailed Landscape Proposals Drawing no. TDA.2834.01 received on 30.01.2023

Landscape Design Statement, Specification & Management Plan received on
30.01.2023

Bat Survey V4.0 received on 23.01.2023

Transport Statement received on 18.11.2022

Tree Survey received on 07.11.2022

Boundary Treatments Drawing no. 4004-PEN-ZZ-ZZ-DR-A-3011-D2 Rev P5
received on 26.01.2023

Proposed Site Plan (Lower Level) Drawing no. 4004-PEN-ZZ-ZZ-DR-A-1060-D2
Rev P9 received on 24.01.2023

Proposed Site Plan (Upper Level) Drawing no. 4004-PEN-ZZ-ZZ-DR-A-1061-D2
Rev P7 received on 24.01.2023

Proposed Boundary Plan (Upper Level) Drawing no. 4004-PEN-ZZ-ZZ-DR-A-1062-
D2 Rev P3 received on 24.01.2023

Proposed Elevations 1 Drawing no. 4004-PEN-ZZ-ZZ-DR-A-2000-D2 Rev P5
received on 24.01.2023

Proposed Elevations 2 Drawing no. 4004-PEN-ZZ-ZZ-DR-A-2001-D2 Rev P5
received on 24.01.2023

Cycle Store Drawing no. 4004-PEN-ZZ-ZZ-DR-A-3010-D2 Rev P4 received on 24.01.2023
Proposed Floor Plans Drawing no. 4004-PEN-ZZ-ZZ-DR-A-1100-S4 Rev P6 received on 18.11.2023

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

3. **Before the construction of the works below commence** samples and details of the following shall be submitted to and approved in writing by the Local Planning Authority:
- (a) Colour proposed for windows and doors
 - (b) A sample for the stone-slips proposed for the external walls of the building
 - (c) Details for the render proposed for the external walls of the building
 - (d) Colour proposed for railings and fencing.

All works shall be completed in accordance with the approved details.

Reason - To ensure 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.

4. **Before the development hereby permitted is brought into use**, the bathroom windows proposed along the first-floor northern elevation (and identified as windows FW10 and FW11 on drawing number 4004-PEN-ZZ-ZZ-DR-A-1100 S4 Rev P6) shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

5. Prior to the construction of the sheds shown on drawing no. 4004-PEN-ZZ-ZZ-DR-A-1061 D2 REV P7, full details of their height and appearance shall be submitted to and approved in writing by the Local Planning Authority. The sheds shall be erected in accordance with the approved details.

Reason - In the interests of residential amenity and 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. The car park spaces to be provided as shown on drawing numbers 4004-PEN-ZZ-ZZ-DR-A-1060 D2 Rev P9 & 4004-PEN-ZZ-ZZ-DR-A-1061 D2 Rev P7 shall be kept available for the parking of motor 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

7. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

8. 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.

9. All planting, seeding or turfing comprised in the approved details of landscaping (drawing number 01 Rev A) 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.

10. **No external lighting shall be installed** until a detailed lighting scheme has first been submitted to and approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the bat boxes remain unilluminated. The lighting scheme shall be carried out in accordance with the approved details.

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

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property;
 - or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

2. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

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

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

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

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

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

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

4. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e., a drain which extends beyond the connecting property boundary) or via a new sewer (i.e., serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any

alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact Welsh Water's new connections team on 0800 917 2652 for further information on water and sewerage connections. The applicant is also advised that some public sewers and lateral drains may not be recorded on Welsh Water's maps of public sewers 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. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

5. 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, 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.

0. Surface water from the private areas of the proposed development should not discharge onto the public highway or connect to any highway drainage system.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

1/2/23