

DELEGATED REPORT

Application No: P/23/0071

Site Address: Land Adjacent To Family Centre (North Site)
Honeysuckle Close
Gurnos
Merthyr Tydfil

Development: Removal of Condition 4 of Planning Permission
P/21/0094 relating to surface water connection

Case Officer: Nia Chard

Application Expiry Date: 15th May 2023

Consultation reply date expired: 18th April 2023

APPLICATION SITE

The application site relates to an area of land measuring approximately 0.2 of a hectare located within the predominately residential area of Gurnos. The site is characterised as a maintained grass embankment that slopes down from north-east to south-east and is largely void of any significant features, other than two mature trees in the north-western corner of the site. The site is visible from many public vantage points and is accessible from the road and footpaths, which surround it. To the south is the highway with terraced properties opposite and to the west is an adjoining footpath that links the houses on Honeysuckle Close to Marigold Close to the north.

PROPOSED DEVELOPMENT

Permission is sought for the removal of condition 4 of the planning permission P/21/0094 relating to the approved dwelling, to enable the development to connect to the existing combined sewerage system. This condition states:

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.

PLANNING HISTORY

P/21/0094 Proposed erection of 2 No. passivhaus dwellings and associated works (temporary approval)
Granted subject to conditions 2 June 2021

CONSULTATION

Welsh Water: No Objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

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. It highlights the importance of the planning system in dealing with the actions and changes in behaviour that have been introduced as a result of the Covid pandemic. 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:

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.

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 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.

Paragraph 2.6 of TAN12 states that 'Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality or function of an area, should not be accepted, as these have detrimental effects on existing communities'.

Paragraph 4.3 of TAN12 points out 'Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process.'

In relation to the energy efficiency of buildings, paragraph 5.4.4 points out '*It is the Welsh Government's aspiration that in the future all new buildings achieve a zero carbon and nearly zero energy standard for regulated emissions (ie. heating, cooling, lighting and ventilation).*'

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 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 development of the site has already been established, as such the main consideration of this application is whether the amendments to the drainage system to connect with the public surface water sewer is acceptable.

At the time Condition 4 of P/21/0094 was requested by Welsh Water in order 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.

It has been indicated by the applicant that since the planning permission was granted it became apparent that the site is impermeable and therefore cannot attenuate surface water to the ground and so it is intended that surface water would connect with the public

surface water sewer. Welsh Water has been consulted on this application and stated that they have no objection to the removal of this condition.

As such, no objection to the removal of the surface water condition has been raised and the proposal would therefore not have an adverse impact upon the natural environment and accord with LDP Policy EnW4.

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

CONDITIONS

None.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

24/4/23