

Mr D Hagg
228A Greenway Road
Rumney
CARDIFF
CF3 3PP

Tŷ Keir Hardie
Cwrt Glan Yr Afon
Avenue De Clichy
Merthyr Tudful
CF47 8LW

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Merthyr Tydfil
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Dyddiad/Date :

11th March 2010

Ein Cyf/Our Ref.: CH/07/0641/2-10/AE
Eich Cyf/Your Ref.:

Llinell Uniongyrchol/Direct Line :
Gofynnwch am/Please Ask For :
e-bost/e-mail:

(01685) 726204
Mr C Healey
chris.healey@merthyr.gov.uk

Dear Sir

**RE: ERECTION OF 2 DWELLINGS ON LAND OPPOSITE 1-6 CHAPEL STREET,
BEDLINOG**

I refer to the various details submitted to these offices on 4th and 15th February 2010 and 5th March 2010, in pursuance to the conditions forming part of planning consent 07/0641, regarding the above named development.

I write to make the following comments.

Condition 1 The use of the materials referred to in your letter dated 2nd February (and received on 4th February) are considered acceptable.

Condition 3 The drainage details illustrated in the drawings attached to your letter dated 4th February 2010 are not considered acceptable, as they do not provide sufficient information relating to the size of the proposed soakaways and the pipe-work to be used. Furthermore, the soakaway serving Plot 1 is located too close to the dwelling on Plot 1 and the retaining wall serving the plot.

However, your revised proposal to discharge surface and foul water to the local sewer system (as recently agreed by the Town Planning Division's Building Control Section) is considered acceptable. You are however advised that you require the consent of Welsh Water to do this.

Condition 5 The information contained in your drawing received on 4th February 2010 relating to boundary enclosures is not considered acceptable. The use of 1.5m high fencing along the entire south-western site boundary is considered inappropriate as it will unduly screen the front elevation of the house on Plot 1.

Furthermore, this drawing fails to provide elevation details of the proposed bow-top fencing to Chapel Street. Neither has its colour

been specified, nor its specific height (your letter only indicates that it will 1.2m-1.4m in height).

However, the information contained in the drawings and brochure extracts submitted to these offices on 5th March 2010 is considered acceptable.

Condition 7 The landscaping scheme submitted to these offices on 15th February 2010 (prepared by Christine Wilson Gardens) is considered acceptable.

I trust these comments are of use.

Yours faithfully



A N DAVIES
HEAD OF TOWN PLANNING

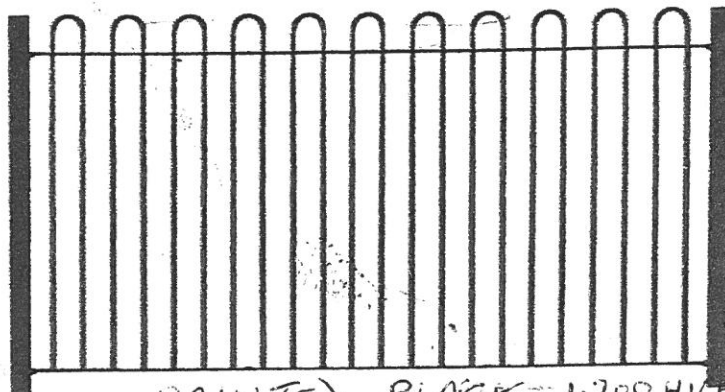
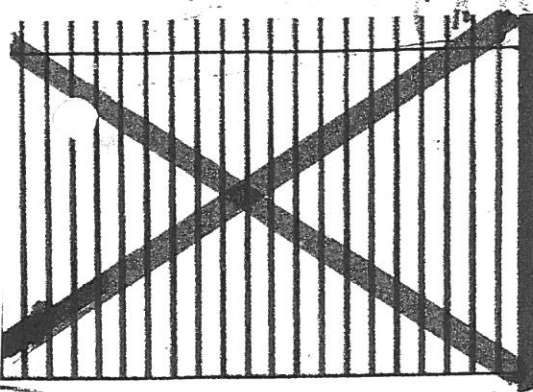
Railings

MTCBC
PLANNING DEPARTMENT

05 MAR 2010

RECEIVED

Welded railings are assembled in 2.75m bays (as standard) and are manufactured by passing vertical solid bars through holes in the top rail and welding them to the two horizontals (top and bottom). Most standard sizes are available ex-stock. We also offer stepping of panels, raking and radiusing to suit your site layout.



PAINTED BLACK 1.200 HIGHT

Specifications

Bars	12mm	16mm	20mm	22mm
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low-top, pointed top, blunt-top or finial tops.

Available in Pointed top,
Round top and Blunt top.

Rail	40 x 10mm	50 x 10mm
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Flat bar rails joined with loose cleats or welded lugs.

Posts	Square-section RHS posts 50 x 50mm (capped)	102 x 44mm / 100 x 50mm RSJs
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All with base-plate, crank extension option. RHS posts available with welded cap/plastic.

Finishes	Self-Colour BLACK	Galvanised	Galvanised & Polyester Powder Coated
	For self applied finish	Hot-Dipped galvanised	To any RAL or BS colour

Standard heights available from 0.9m to 2.4m

9 Severn Grove, | Cardiff CF11 9EN.

tel: 029 2034 5203 | fax: 029 2034 5203

email: christine@wilsongardens.co.uk | web site: www.wilsongardens.co.uk



Client: Mr D Hagg

Site: Chapel Street, Bedlinog

Planning Application No: P/070641

Perimeter planting

Sections of mixed hedging are to be double planted to fill the gaps between the existing trees to screen the perimeter of the site. Ivy will also be planted along the retaining wall to soften its appearance.

Plant list

Hedging plants:		
Name	Size	Quantity
Ilex aquifolium 'Handsworth New Silver'	60 – 80 cm	38
Ligustrum vulgare	60 – 80 cm	41
Taxus baccata	60 – 80 cm	39
Climbers:		
Hedera colchica 'Dentata'	80 – 100 cm	19

Ground Preparation

Hedging: The ground is to be cleared of existing plants and weeds, also any building rubble and large stones. It is to be double dug with well-rotted organic matter incorporated in the bottom trench before planting. The plants are to have cane supports and to be watered in after planting.

Ivy: The ground is to be cleared of weeds and building rubble and planting pits dug to a minimum depth of 30 cm incorporating good quality topsoil.

Aftercare

The planted areas are to be mulched with coarse bark to help suppress weed growth.

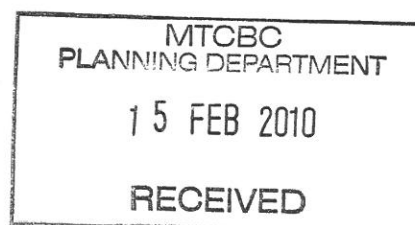
They are to be inspected regularly at minimum intervals of six months over a five-year period to remove weeds, check on the health of the plants and assess the need for pruning.

Any dead or defective plants are to be replaced like-for-like.

Hedge pruning: Initially the laterals will be pruned until the hedges have reached the desired height, they will then be pruned once a year to maintain a neat shape.

Christine Wilson

February 2010



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TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 1995
PERMISSION FOR DEVELOPMENT

To: Mr D Hagg 228A Greenway Road Rumney Cardiff CF3 3PP

WHEREAS you did on the 5th day of December 2007 make application in writing for permission to develop: Land Opposite 1 - 6 Chapel Street Bedlinog short particulars of the application being as follows:-

Name of the Applicant

Mr D Hagg
228A Greenway Road
Rumney
Cardiff
CF3 3PP

Description of Proposed Development

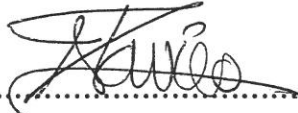
Erection of two detached dwellings (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **PERMIT** the proposed development to be carried out in accordance with the plans submitted with the said Application, subject to the development being begun on a date which is not later than **five years** from the date of this permission and subject to compliance with the condition(s) specified below:

CONDITIONS

Please See Attached Sheet

Date: 20 NOV 2009

Signed:.....

(Head of Town Planning)

CONDITIONS

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- 1 Within 3 months of this date of the planning consent, details of the roofing materials and the finishes to the external walls of the dwellings shall be submitted to and approved by the Local Planning Authority in writing. All works carried out shall be in accordance with such approved details.

Reason - In the interests of visual amenity.

- 2 The access driveway, turning area and parking spaces serving the dwellings hereby approved shall be laid out at a gradient of not greater than 1 in 8 (12.5%) and surfaced in tarmacadam, concrete or an alternative durable material prior to the occupation of either of the dwellings hereby approved. These facilities shall be retained as such at all times thereafter.

Reason - To safeguard highway interests and ensure a satisfactory form of development.

- 3 Within 3 months of this date of the planning consent, details of the means of foul and surface water drainage shall be submitted to and approved by the Local Planning Authority in writing. All works carried out shall be in accordance with such approved details and shall be implemented in full prior to the occupation of the dwelling to which they relate.

Reason - To ensure the development meets with current drainage/engineering requirements.

- 4 The visibility splays as indicated on the approved plans shall be provided before either of the dwellings hereby approved are brought into beneficial use and shall be kept free of any structures or vegetation exceeding 0.9 metres in height at all times thereafter.

Reason - To safeguard highway interests.

- 5 Notwithstanding the details illustrated on the drawings hereby approved, within 3 months of the date of this planning consent, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. These details should have specific regard to the northern boundary of the site (to Chapel Street) where a means of enclosure is required with an open aspect.

The approved boundary enclosures shall be erected prior to the beneficial occupation of either of the dwellings, and shall be retained in accordance with such approved details at all times thereafter.

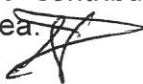
Reason - In the interests of visual amenity.

- 6 Within 3 months of the date of this planning consent, details of the external finishes of all retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the beneficial occupation of either of the dwellings.

Reason - In the interests of visual amenity.

- 7 Within 3 months of the date of this planning consent, there shall be submitted to and approved by the Local Planning Authority a scheme of landscaping. Where applicable it shall indicate all existing trees and or/hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Such details shall also be accompanied by a schedule of landscape maintenance for a minimum period of **five years**.

Reason - To ensure the development contributes towards the landscape quality and appearance of the site and surrounding area.



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CONDITIONS (Continued)

- 8 The landscaping scheme as approved shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five 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 other of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - To ensure the landscaping scheme as approved is implemented and maintained in a satisfactory manner.

- 9 Works shall be carried out only between the hours of 8.00am to 6.00pm Mondays to Fridays and 8.00am to 2.00pm on Saturdays. Construction works shall not be carried out at any time on Sundays nor Public Holidays.

Reason - To protect the amenities of occupiers of nearby dwellings.



18 NOV 2009

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Application No.
P/07/0641

Date
5th December 2007

Determining Authority
MTCBC

Proposed Development

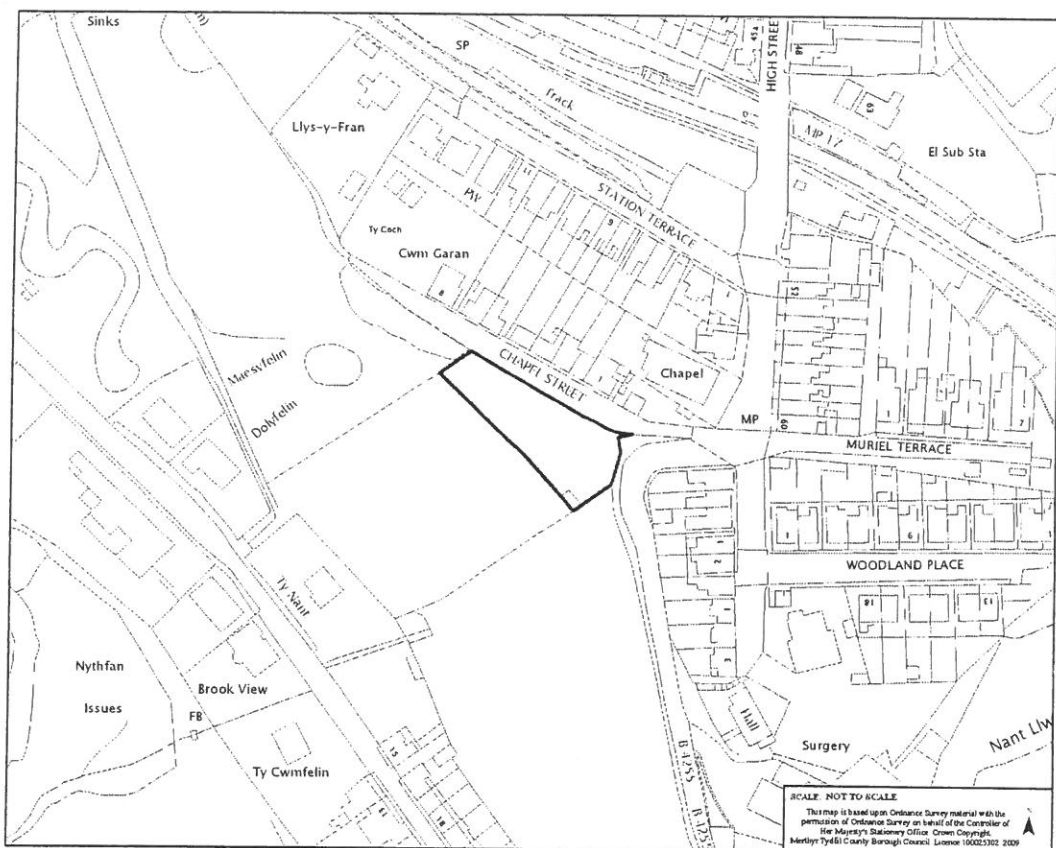
Location

Name & Address of Applicant/Agent

Erection of two detached dwellings

Land Opposite 1 - 6
Chapel Street
Bedlinog

Mr D Hagg
228A Greenway Road
Rumney
Cardiff
CF3 3PP



At the 23rd September 2009 meeting of this Committee it was resolved not to accept the Officer's recommendation to conditionally approve this planning application, but instead to hold a Fact Finding Site Visit. This Fact Finding Visit took place on the 20th October 2009, the minutes of which appear at the end of the report.

I am of the opinion that no new issues were raised at the site meeting such as to warrant a change to my original recommendation.

Accordingly as I find the proposed scheme to again be acceptable, the following RECOMMENDATION is made:

That the application be **APPROVED** subject to **CONDITIONS**.

COMMITTEE'S DECISION IS REQUIRED.

A copy of my original report is shown below.

APPLICATION SITE

The application relates to land to the south of Chapel Street. The site is of an irregular shape but can be described as roughly rectangular. It has a maximum length of 52m. Its depth varies from between 11m and 24m. The main part of the site is relatively flat. The profile of the site is such that it is at a lower level than the carriageway serving Chapel Street. Access to the site is gained at its eastern end, from the main highway that serves the village.

PLANNING HISTORY

The following planning history relates to the site.

- | | |
|---------------------------|---|
| 9 th July 2004 | Residential Development of the site granted outline planning permission (Ref 04/0096) |
| 24 th May 2006 | Erection of two detached dwellings granted full planning consent (Ref 06/0114) |

Construction works relating to the 06/0114 planning permission commenced on site last year. The developer began constructing the proposed dwelling located within the western half of the site. However, following the receipt of complaints from local residents and a subsequent investigation by the Division's Enforcement Section, it became evident that the ridge height of the dwelling under construction (relative to Chapel Street) did not correspond with the details indicated on the drawings approved as part of the 06/0114 planning permission. The developer was advised to cease the unauthorised works. The developer was also invited to submit a new application that related to the retention of the works as carried out. It is this application that is the subject of this report.

PROPOSED DEVELOPMENT

Full planning consent is again sought for the erection of two dwellings on the site.

The planning application was received on the 5th December 2007. A consultation and publicity exercise was initially carried out in December 2007. However, following a visit to the site by the Case Officer in Spring 2008, it was evident that the drawings submitted as part of the application did not correspond with the works already carried out on the site. The applicant was informed of the relevant discrepancies and advised that the application could not be processed until this issue was resolved.

A revised set of drawings which accurately reflected the works currently undertaken at the site was provided in June of this year. Following the receipt of these drawings a second consultation and publicity exercise was undertaken. It is the proposed scheme illustrated in these revised drawings that is described below.

The dwelling proposed on the western part of the site (already partially constructed) is similar to the dwelling granted on this part of the site as part of the 06/0114 permission. The dwelling measures some 12.4m wide and has a maximum depth of 8.0m. It features a ridged roof with an overall height of 7m.

The originally approved drawings illustrated the ridge of this dwelling at 1.0m above the carriageway level of Chapel Street. The ridge height of the proposed dwelling illustrated in the current application drawings is 2.4m above the carriageway level of Chapel Street. The applicant's current agent has advised that this difference of 1.4m is due to inaccuracies within the original set of drawings that formed part of planning consent 06/0114. Other minor variations include fenestration changes to the proposed dwelling. The newly proposed dwelling is also served by a balcony to its rear (southern) elevation. This balcony is now served by a retaining wall instead of the columns that were featured in the original scheme. However, apart from these changes, the design and siting of the new dwelling is similar to that as originally approved.

The dwelling proposed for the eastern part of the site is however of a completely different design from that originally proposed for this half of the site. The dwelling now proposed is a bungalow, whereas the original scheme proposed a house on this part of the site. The bungalow now proposed features a footprint some 13.2m wide and a maximum of 8.3m deep. It has a ridged roof with a height of 5m. The ridge height of the bungalow is only 0.5m above the carriageway level of Chapel Street (the corresponding dwelling of the original scheme featured a ridge height 1.2m above Chapel Street). The proposed bungalow features a raised balcony to its rear (southern) elevation.

The proposed house (partially constructed) is to be served by three parking spaces, whilst the proposed bungalow is served by two spaces. The access arrangements serving the site are identical to the original scheme. In essence, a private drive is proposed that will form a junction with the main highway that bounds the eastern boundary of the site. The access drive is served by visibility splays of 2.4m by 23m in each direction.

Due to the sloping nature of the site a series of retaining works also form part of the submitted application. A retaining wall (with gabion baskets above) supporting Chapel Street has already been constructed. This aspect of development was carried out by the developer in 2007/08. The submitted drawings also illustrate that a 1.1m high fence will be erected above the retaining works serving Chapel Street.

CONSULTATION

The consultees listed below were consulted as part of the application process.

Head of Engineering	No objection
Head of Public Health	No objection

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Bedlinog Community Council	No response
Environment Agency	No objection
Welsh Water	No objection
Wales & West Utilities	No objection
Western Power Dist'	No objection

PUBLICITY

The application was initially publicised in December 2007 by means of sending individual letters to the occupiers of Nos 1-8 Chapel Street. Two site notices were also displayed within the vicinity of the site. Following this publicity exercise **four letters of objection** have been received. The relevant points of objection contained within these letters are summarised below.

1. The submitted drawings do not contain sufficient information for the application to be properly considered. Details relating to the ridge height of the dwellings (relative to Chapel Street), landscaping, boundary treatments, visibility splays, drainage and retaining walls have not been provided as part of the planning application.
2. The ridge height of the house (as partially built) is more than 1m above the level of Chapel Street, contrary to the originally approved drawings. The increased level of the ridge height will impinge on the outlook and view for residents living in Chapel Street.
3. Concerns raised relating to whether the retaining wall and infill material supporting Chapel Street is 'fit for purpose'.
4. It was a requirement of the 06/0114 planning permission that a set of railings (either free-standing or on a plinth) would be erected alongside the southern side of Chapel Street. This has not been done.
5. Concerns raised that the builder will use Chapel Street as a storage area for construction materials.
6. The submitted drawings do not accurately reflect the works already carried out on site.
7. The applicant has committed a breach of planning control by not complying with the terms of the 06/0114 planning permission.

Following the receipt of the revised drawings in June of this year, a second publicity exercise was carried out, identical to the original. **Two petitions of objection** were received in response to this second publicity exercise. The first petition is signed by residents of Nos 2-6 Chapel Street. The second petition is again signed by the residents of Nos 2-6 Chapel Street. The relevant points of objection are listed below.

8. The erection of a 2m high fence will have a detrimental effect on the area.
9. The proposed scheme involves the erection of a 1m high solid fence to the carriageway elevation of Chapel Street. This fence would be a visually un-harmonious, conspicuous and discordant feature within the street scene due to its siting, length and design, and is also considered detrimental to the open nature of the area.
10. The ridge height of the house being 2.4m above the carriageway level of Chapel Street is too high. It should be kept to the originally proposed plan of only being 1m above the level of Chapel Street. The mass of the roof fronting Nos 4-6 Chapel Street will be oppressive and will have an adverse effect on the outlook of the houses on the other side of Chapel Street, particularly when the intervening trees are not in leaf during the winter months.
11. The proposed development would be visually intrusive to the street scene of Chapel Street. The open aspect of the traditional terraced properties within Chapel Street would be obscured by the proposed development. The proposed development would detract from the "village landscape" of this area of the village.
12. The proposed house features four roof-lights within its rear roof plane. One of these roof-lights is set at a lower level than the other three, resulting in overlooking and loss of privacy to the occupiers of dwellings in Chapel Street.
13. Concern is raised relating to the retaining works carried out supporting Chapel Street, as Chapel Street has been subject to subsidence since the commencement of works on site. The developer should be required to build retaining walls in accordance with approved details and a urgent timetable, with each stage of such works being inspected by a Council engineer.
14. Confirmation is required that the retaining wall that has been built conforms with the submitted drawings and engineering specifications.
15. The layout of the site is such that the scheme does not make adequate provision for vehicles to turn around within the site, unless one of the proposed car parking spaces is vacant. This prohibits vehicles to leave the site in a forward gear to the detriment of highway safety.
16. The access to the site is positioned on an 'S' bend on a 14% gradient, which is the main thoroughfare giving access through the village, to the detriment of highway and pedestrian safety.
17. The proposal does not make adequate outdoor amenity space provision for future occupiers of the dwellings.

POLICY CONTEXT

Policy H3 of the Mid Glamorgan (Merthyr Tydfil County Borough) Replacement Structure Plan 1991 -2006 and Policy H2 of the Merthyr Tydfil Borough Local Plan are relevant to the determination of this application.

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PLANNING CONSIDERATIONS

The principle of erecting two dwellings on the site has already been established by the granting of the 06/0114 planning permission in 2006. This application has been submitted by the applicant in an attempt to regularize the works already carried out on site, as described in the 'Planning History' section of this report.

The main issues in the determination of this application are whether the scheme is acceptable in design/visual terms, whether it is acceptable to the living conditions of local residents, and whether it is acceptable in highway/transportation terms. These issues are considered below.

Design

The application relates to the erection of two dwellings on the site that are orientated so that they face towards the dwellings located within Chapel Street. The siting and orientation of the dwellings subject of this application are very similar to the dwellings that were approved as part of the previously approved scheme, and hence are again considered acceptable in visual terms. The design of the two dwellings is also considered to be acceptable to the visual amenities and character of the area. The proposed erection of a 1.1m fence above the retaining structures serving Chapel Street is however considered unacceptable in visual terms as it will adversely affect the open aspect and character of Chapel Street. This issue will therefore be addressed by means of a suitably worded condition.

Amenities

It is considered that the proposed scheme will not have an adverse impact on the living conditions of local residents. The dwellings will not give rise to a loss of privacy to local residents, and neither will they impinge an adverse loss of light or sense of enclosure on local residents.

Highway/Engineering Issues

The proposed scheme is also considered to be acceptable in highway terms as the Head of Engineering has not raised any objection to the proposal. The proposed access driveway serving the site is served by suitable visibility splays, whilst adequate provision is made within the site for vehicular parking and turning.

The Head of Engineering is also satisfied with the structural design of the retaining walls that form part of this planning application.

Response to Representations

Turning to the points of objection listed in the 'Publicity' exercise of this report, the following comments are made.

1. The revised set of drawings that are subject of this report now provide details of the ridge heights of the dwellings relative to Chapel Street, visibility splay details and structural drawings and calculations relating to retaining works. Details relating to

boundary treatments, landscaping and drainage will be dealt with by means of suitably worded conditions, as is normally the case.

2. It is acknowledged that the ridge height of the proposed house is approximately 2.4m higher than the carriageway level of Chapel Street, which may result in a loss of outlook/view for residents living in Chapel Street. However, the loss of an outlook/view is not a material planning consideration.
3. The Head of Engineering is satisfied with the structural details relating to the retaining structures subject of this application.
4. The 06/0114 planning permission does not specifically require that a set of railings (either free-standing or on a plinth) would be erected alongside the southern side of Chapel Street. Condition 8 of the 06/0114 planning permission does however state that a means of enclosure, wall or fence with an 'open aspect' should be provided along the northern boundary of the site (to Chapel Street) before the first beneficial use of either of the proposed dwellings. A similar condition will be imposed in the event that this planning application is approved in order to ensure that a suitable means of enclosure is erected along this boundary of the site.
5. This is not a material planning consideration. However, if the developer did store materials within the highway then this would constitute a matter that would need to be addressed by the Head of Engineering at that time.
6. The objector's assertion that the original set of drawings and other details that formed part of this planning application did not accurately reflect the works undertaken at the site is correct. The submission of revised drawings has however rectified this issue.
7. This statement is correct. However, this should not have a bearing on the determination of this planning application. In essence, this planning application should be determined on its planning merits, regardless of whether or not any previous breach of planning control has been committed by the applicant.
8. The proposed scheme does not include the provision of a 2m high fence along the Chapel Street boundary of the site.
9. This issue is addressed above in this section of this report and in point 4 above. The application drawings indicate that a 1.1m high fence is proposed along the Chapel Street boundary of the site. The proposed erection of this 1.1m fence above the retaining structures serving Chapel Street is considered unacceptable in visual terms as it will adversely affect the open aspect and character of Chapel Street. This issue will therefore be addressed by means of a suitably worded condition.
10. It is not considered that the mass of the roof serving the proposed house will be unduly oppressive to local residents. In this regard it should be noted that the ridge of the proposed house is some 18.4m from the front elevation of the dwellings in Chapel Street. It is also considered that the impact of the proposed house on the outlook of residents in Chapel Street does not warrant the refusal of the application.

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11. It is not considered that the proposed dwellings would be visually intrusive to the street scene of Chapel Street, particularly when taking into account that the slab levels of the proposed dwellings are at a substantially lower level than the carriageway of Chapel Street. Furthermore it is not considered that the open aspect of the terraced dwellings within Chapel Street would be unduly obscured by the proposed development or would detract from the 'village landscape' of the village.
 12. The roof-lights featured within the rear elevation of the proposed house do not serve any habitable rooms. They serve an en-suite, bathroom and landing area. It should also be noted that these roof-lights are positioned some 15m from the existing dwellings in Chapel Street. For these reasons, it is considered that these roof-lights will not result in an excessive level of overlooking and subsequent loss of privacy to residents within Chapel Street.
 13. The Council's Structural Engineering Section has advised that Chapel Street was subject to subsidence prior to the commencement of works on the site.

The Structural Engineering Section is satisfied with the submitted details relating to the retaining walls forming part of the application, and have confirmed that they inspected the construction works relating to the wall supporting Chapel Street. It has also been confirmed that any further works to the retaining wall serving Chapel Street will also be inspected.
 14. The Council's Structural Engineering Section has confirmed that the retaining wall supporting Chapel Street has been constructed in accordance with the submitted drawings and to the relevant engineering standards.
 15. The Head of Engineering has not raised any concerns in relation to the layout of the proposed scheme and its subsequent parking and turning arrangements. It is therefore considered that the site layout is such that allows for vehicles to enter and leave the site in a forward gear.
 16. The proposed means of access to the site is considered acceptable in highway terms. The Head of Engineering has not objected to the proposal. It should also be noted that the proposed access arrangements are identical to the access arrangements featured in the previously approved scheme (06/0114).
 17. It is considered that the proposal makes adequate provision for private amenity space. The proposed bungalow is served by a large balcony which serves as a 'sitting out' area, and a small garden area. The proposed house also benefits from a balcony and a side garden.

CONCLUSION

The proposed scheme is now considered to be acceptable in planning terms, notwithstanding the various points of objection raised by local residents. The following recommendation is therefore made.

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

1. Within 3 months of this date of the planning consent, details of the roofing materials and the finishes to the external walls of the dwellings shall be submitted to and approved by the Local Planning Authority in writing. All works carried out shall be in accordance with such approved details.

Reason - In the interests of visual amenity.

2. The access driveway, turning area and parking spaces serving the dwellings hereby approved shall be laid out at a gradient of not greater than 1 in 8 (12.5%) and surfaced in tarmacadam, concrete or an alternative durable material prior to the occupation of either of the dwellings hereby approved. These facilities shall be retained as such at all times thereafter.

Reason - To safeguard highway interests and ensure a satisfactory form of development.

3. Within 3 months of this date of the planning consent, details of the means of foul and surface water drainage shall be submitted to and approved by the Local Planning Authority in writing. All works carried out shall be in accordance with such approved details and shall be implemented in full prior to the occupation of the dwelling to which they relate.

Reason - To ensure the development meets with current drainage/engineering requirements.

4. The visibility splays as indicated on the approved plans shall be provided before either of the dwellings hereby approved are brought into beneficial use and shall be kept free of any structures or vegetation exceeding 0.9 metres in height at all times thereafter.

Reason - To safeguard highway interests.

5. Notwithstanding the details illustrated on the drawings hereby approved, within 3 months of the date of this planning consent, details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. These details should have specific regard to the northern boundary of the site (to Chapel Street) where a means of enclosure is required with an open aspect.

The approved boundary enclosures shall be erected prior to the beneficial occupation of either of the dwellings, and shall be retained in accordance with such approved details at all times thereafter.

Reason - In the interests of visual amenity.

6. Within 3 months of the date of this planning consent, details of the external finishes of all retaining walls shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the beneficial occupation of either of the dwellings.

Reason - In the interests of visual amenity.

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7. Within 3 months of the date of this planning consent, there shall be submitted to and approved by the Local Planning Authority a scheme of landscaping. Where applicable it shall indicate all existing trees and or/hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Such details shall also be accompanied by a schedule of landscape maintenance for a minimum period of **five years**.

Reason - To ensure the development contributes towards the landscape quality and appearance of the site and surrounding area.

8. The landscaping scheme as approved shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five 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 other of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - To ensure the landscaping scheme as approved is implemented and maintained in a satisfactory manner.
