

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2017/0637	<u>DATE:</u> 04/07/2017
PROPOSAL:	Demolition of former care home and construction of 16 residential units, with associated car parking, landscaping and open space.
LOCATION:	Hafod Residential Home, Wenham Place, Neath SA11 3AH
APPLICANT:	Tai Gwalia (Part of POBL Group)
TYPE:	Full Plans
WARD:	Neath North

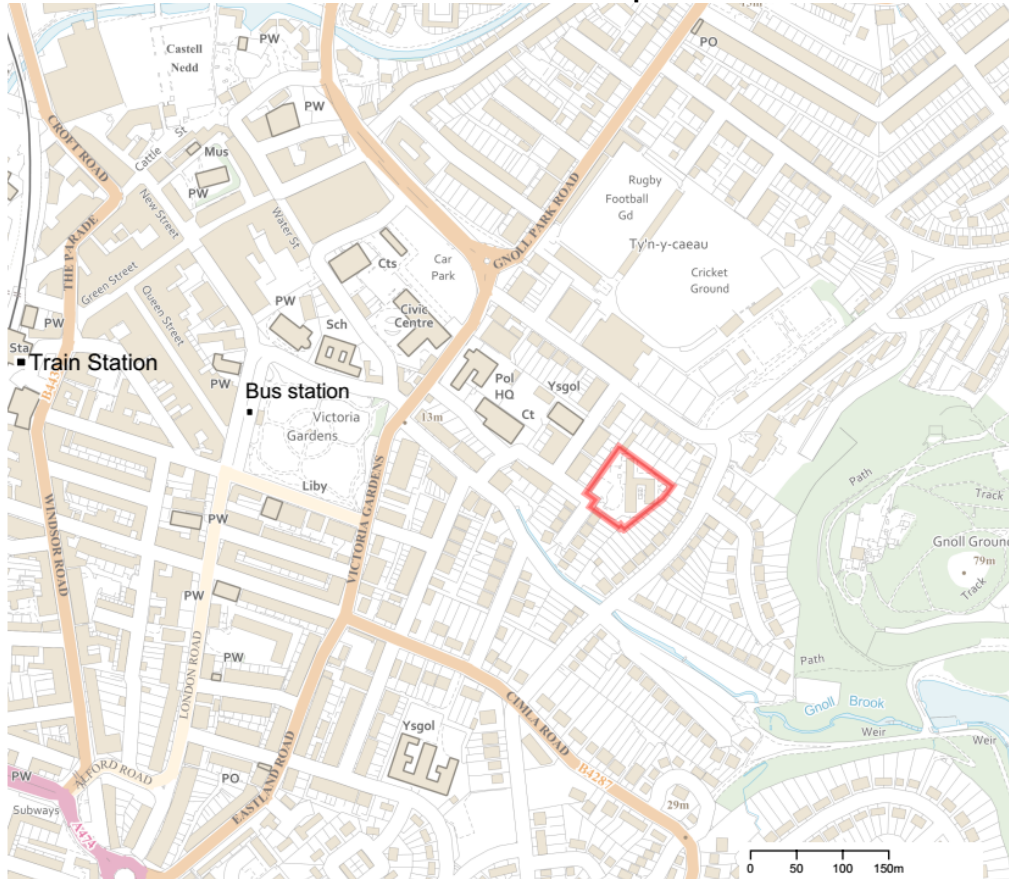
SITE AND CONTEXT

The application site currently comprises the former Hafod Care Home and associated parking which is currently vacant. The site is approximately 0.4475ha in area, and has a fairly gradual slope, from north east to south west. Access to the site is obtained off Woodland Road, Neath.

The area comprises mostly a mix of 2 storey semi-detached houses and terraced properties which are finished in a range of materials, including many with a red brick and render combination. The rear gardens of neighbouring houses form the northern, southern and eastern boundaries of the site. A lane on the western edge separates the rear gardens of the properties on Woodland Road. There are several clusters of trees especially on the northwest / northeast and southern boundaries, with those on the southern boundary are subject to a Tree Preservation Order (TPO No. 017/A1).

The site is in a sustainable location, well served by public transport (both bus and rail shown on plan 1 below) and located with easy walking distance of Neath town centre where there is an abundance of shops and local amenities. It is also in close proximity to parks, primary schools, a leisure centre and playing fields. The plan below (Plan1) shows the site outlined in red and its position in relation to Neath Town Centre.

Plan 1: Location of development



BACKGROUND INFORMATION FOR MEMBERS

Members should note that the proposal is to provide low energy housing through the use of innovative technology which will supply power and heating from renewable sources. Designed to be an exemplar low cost energy positive pilot project, the aim is to show how applying innovative technology including integrated renewable technologies and energy efficient materials to the design, building and operating of such homes can reduce energy consumption and provide a healthier home environment for people.

The site is in the ownership of NPTCBC but the application has been made by the Council's partner's Pobl Group supported by SPECIFIC who developed the innovative technology here in Neath Port Talbot (NPT), putting NPT and Wales at the forefront of global renewable energy technology.

Based on Baglan Energy Park, SPECIFIC is a national Innovation and Knowledge Centre, led by Swansea University with strategic industrial partners including Tata Steel. SPECIFIC works with a wide range of

partners from academia, industry and government to turn 'buildings into power stations' that can generate, store and release solar energy.

This application is of interest to both Westminster and the Welsh Government as it is an innovative flagship development to create '*Homes as Power Stations*', and is also referenced as a key project in the Swansea Bay city deal. Subject to a successful planning application and site delivery, the technologies trialled as part of this development may be replicated elsewhere.

DESCRIPTION OF DEVELOPMENT

The application is for the development of the site to accommodate 16 no. residential units, parking, landscaping and associated works. The residential development proposes a mixture of apartments and houses, as follows:

- **4 x 2 bedroom houses**

Accommodation at ground floor comprises family lounge (located on the south-side), kitchen/dining room, utility room and toilet. First floor accommodation comprises a double bedroom, a twin bedroom and family bathroom. These dwellings are located at the end-of-terrace with side access to rear gardens and 1 parking space at the front.

- **4 x 3 bedroom houses**

Accommodation at ground floor comprises family lounge (located on the south-side), kitchen/dining room, utility room and toilet. First floor accommodation comprises a double bedroom, a twin bedroom, single bedroom, and family bathroom. These dwellings are located mid-terrace, but have private access to the rear garden via a covered passage (i.e. the first floor over sails the ground floor). 2 parking spaces are provided at the front of each dwelling.

- **8 x 1 bedroom walk up apartment**

A 'walk-up' apartment means each apartment has its own 'front door' covered by a shared canopy. Each apartment comprises lounge/dining room, kitchen, double/ twin bedroom and a bathroom. Ground floor apartments have access to a private garden area (within a larger communal garden). The upper floor apartments have access to the remainder of the communal garden.

1 no. parking space is provided for each apartment.

The proposal is for 100% affordable housing, with all units designed to DQR, and adhering to the Secured by Design Initiative providing recognised standards that have been shown to reduce crime (particularly residential burglary) and the impact of crime upon neighbourhoods.

The layout is designed to maximise solar gain, the collection of which will provide power for the dwellings. Therefore, the aim is to provide as much south-facing roof and elevation as possible, as well as ensuring the layout is based on a legible, urban structure that reflects its surrounding context.

The proposal utilises the existing plateau and indicates two terraces of four houses running east-west along the northern edge of the site. As well as being in-keeping with the local vernacular, it allows for both south-facing roof and south facing elevations. Each terrace contains 2 No. 2 bed houses (shown in pink on plan 2 below) and 2 no. 3 Bed houses (shown in blue on plan 2 below). The private amenity area for the terraced dwellings are enclosed with close board timber fencing, varying in height from 1.2, to 1.8m between plots, to 2.1m around the perimeter. Each garden has a patio area, a small shed and a rotary close line.

To each side of the access road and opposite the terraces are the two blocks which consisting of 4 No. 1Bed apartments (shown in orange on plan 2 below). They are oriented east-west, providing increased active street frontage and interest, especially on the approach into the site. Whilst this does not provide south-facing roof sufficient energy can be generated from providing photovoltaics on both east and west roof slopes. These amenity spaces for the first floor apartments are enclosed with 2.1m high close board fence with 2.1m high facing brick walls adjacent to the public realm. The ground floor apartment's gardens are sub divided by a wall with railings on top measuring 1.8m in total.

The development also incorporates a battery store building (Shown in dark grey on Plan 2 near the entrance) which will store the energy. It is envisaged that the development would generate 71,023kWh/ annum.

A new access road will be created within the site, from the existing entrance off Woodland Road. The 'street' is then indicated as a shared surface area where emphasis is given to the pedestrian rather than the car. A turning area is provided at the centre of the scheme which will

facilitate refuse collections and access to the site. The development as a whole will provide a total of 24 car parking spaces.

In terms of hard landscaping, a large proportion of pedestrian and vehicle areas within the site boundaries are denoted as shared surfaces with pedestrian priority. Vehicle speeds will be kept to a minimum by the short straight distance for vehicle access, narrowing of shared surface widths and the location of planting beds and trees. Changes in surface material and colour will further add to the notion of pedestrian priority. Shared surfaces seek to change the way streets operate by reducing the dominance of vehicles and encouraging drivers to behave more accommodatingly towards pedestrians.

In terms of soft landscaping, much of the site will remain as existing, trees will be felled along the east and west boundaries, and some poor specimens of trees will also be removed and trimmed on the south of the site. By using shrub planting, front gardens will be provided with a semi-defensible threshold, which will soften the built environment and enhance diversity and seasonal interest. Car parking spaces and bin stores will be integrated within this landscaped buffer zone. Landscaped areas define the zones across the site. The proposed car parking areas would be softened with intervening planting beds. Soft landscape beds are also used at the entrance of each dwelling to provide a buffer between properties and to soften the impact of the hard landscaping adjacent to the houses.

On the north Western edge of the site, there will be an area dedicated as an 'informal play space' This is in keeping with the site's natural setting and will utilise landscape strategies to provide opportunities for children to play. These include grass mounds, logs as stepping stones and bark chippings.

All plans / documents submitted in respect of this application can be viewed on the [Council's online register](#).



Plan 2: Site Layout

PRE-APPLICATION CONSULTATION / NEGOTIATIONS

Officers have engaged in pre-application discussions covering a number of planning issues including the principle of development, the layout, open space, trees, materials and parking requirements

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Pre-Application Consultation (PAC) was also carried out by the developer. The consultation exercise took place between 19th May and 16th June 2017 and included a public exhibition immediately beforehand on 16th May 2017 at Gwyn Hall, Orchard Road, Neath. The consultation involved notifying local residents within the surrounding area, together with Ward members, and specialist consultees.

In addition to statutory consultees, twenty public responses were received (13 objecting; 4 neither in favour or against; 3 in support), which have been outlined in the Pre-Application Consultation Report.

PLANNING HISTORY

The application site has the following relevant planning history: -

- **P2001/0998** Extension of group room, demolition of 'Hafod Hut' and construction of car park and landscaping works. **Approved 25/09/01**
- **N1982/0443** Proposed home for the elderly. **Approved 13/10/82**

CONSULTATIONS

Neath Town Council: no reply therefore no observation to make

The Head of Engineering and Transport (Drainage): no objection subject to conditions

The Head of Engineering and Transport (Highways): No objection subject to conditions

Biodiversity Officer: No objection subject to advisory note in relation to bats

Welsh Water: has indicated they would not accept surface water flows to the public sewerage system.

Housing: has advised that the redevelopment is in the Welsh Government Social Housing Grant programme and all be affordable housing.

Contaminated Land: Raised concern on the level of information submitted, as such have recommended several condition.

Natural Resources Wales: Have raised concerns on the level of information submitted, as such have recommended several condition.

Crime Prevention Design Adviser: Is happy with the scheme and has made several observation in relation to designing out crime

Environmental Health (Noise): no objection subject to conditions

REPRESENTATIONS

The neighbouring properties were consulted and a site notice displayed on 6th July 2017. The application was also advertised in the South Wales Evening Post on Saturday 8th July 2017.

In response, to date 26 no. representations have been received, with the issues raised summarised as follows: -

Traffic Access and parking

- Wenham Place is a cul de sac with limited on road parking, as is Woodland Road. Any development, unless there are sufficient on site off road spaces, is likely to complicate matters. Most residences now have a minimum of two vehicles, so assuming there are 32 spaces planned for the development then the status quo will be maintained, but if the number is lower (say 16, one per residence) then potentially an additional 16 vehicles will be seeking overnight and / or day parking spaces. This will inevitably create friction, possibly resulting in double parking, blocked driveways and disputes. It will also have implications for the safety of the children attending the local school.
- Extra traffic from this development would run through woodland road which is already busy and congested, especially when the school is starting or finishing vehicles have been damaged and it is only a matter of time before someone is hurt.
- There have been a number of well documented road traffic incidents involving pupils at Ysgol Castell Nedd, large machinery travelling on and off site could further increase the risk associated with congestion.
- Cars are parked both sides of the road at all times of the day and there is a narrow entrance to the site.

Character of the Area

- The development would change the character of the area, the proposed dwellings are unsightly and bungalows would look better.
- How safe are the experimental materials to be used.
- The development could house 50 residents which is too many for the site.

Future Residents

- Concerns over development for social housing, potential antisocial behaviour, and impact on status of the area.

Flooding/drainage

- Concerns in relation to surface water drainage problems due to trees being felled.

Residential amenity

- The properties will be elevated in comparison to some existing properties and will lead to a loss of privacy and be overlooked.

Noise and disturbance

- Concerns have been raised in relation to construction traffic and noise from future residents

Water Pressure

- Residents already experience low water pressure and fear this will be exacerbated by another 16 residences added to the water main.

Electricity Supply

- There have been issues in the past with the maintenance and excavation of the underground electricity cable

Local Wildlife/biodiversity

- There is Japanese knotweed on site
- There are foxes on the site which help keep down the rat population which are there because of the waste that is discarded by late night revellers walking home from town.

Other

- An objector has been advised the loss of value and loss of privacy are not relevant and not taken into account.

REPORT

National Planning Policy:

The main thrust of [Planning Policy Wales](#) (Edition 9, November 2016) is to promote sustainable development by ensuring the planning system can provide for an adequate and continuous supply of land, available and suitable for development to meet the needs of society that is consistent with the overall sustainability principles.

In particular it seeks to promote resource efficient settlement patterns that minimise land take and urban sprawl, locate developments so as to minimise the demand for travel, ensure that all communities have good quality housing for their needs, promote access to shopping, education, employment, health, community, leisure and sports facilities and open space.

Paragraph 9.3.1 states “New housing developments should be well integrated with and connected to the existing patterns of settlements.”

Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area. Sites with higher densities can help to conserve land resources, and adverse effects can be overcome by sensitive design and good landscaping.

Further advice contained in paragraphs 9.3.3 and 9.3.4 warn that insensitive, infilling or the cumulative effects of development should not be allowed to damage an area’s character and amenity. In determining applications local planning authorities should ensure that the proposed development does not damage an area’s character and amenity.

The following [Technical Advice Notes](#) are also of relevance:-

- Technical Advice Note 2: Planning and Affordable Housing (2006)
- Technical Advice Note 5: Nature Conservation and Planning (2009)
- Technical Advice Note 11: Noise (1997)
- Technical Advice Note 12: Design (2016)
- Technical Advice Note 16: Sport, Recreation and Open Space (2009)
- Technical Advice Note 18: Transport (2007)

Local Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

Strategic Policies

- **Policy SP1** Climate Change
- **Policy SP2** Health
- **Policy SP3** Sustainable communities
- **Policy SP4** Infrastructure
- **Policy SP5** Development in the Coastal Corridor Strategy Area
- **Policy SP7** Housing Requirement

- **Policy SP8** Affordable Housing
- **Policy SP10** Open Space
- **Policy SP15** Biodiversity and Geodiversity
- **Policy SP16** Environmental Protection
- **Policy SP18** Renewable and Low Carbon Energy
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy SC2** Protection of Existing Community Facilities
- **Policy I1** Infrastructure Requirements
- **Policy H1** Housing Sites
- **Policy AH1** Affordable Housing
- **Policy OS1** Open Space Provision
- **Policy EN7** Important Natural Features
- **Policy EN8** Pollution and Land Stability
- **Policy RE2** Renewable and Low Carbon Energy in New Development
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance:

The following SPG were approved in October 2016 and are of relevance to this application: -

- [Planning Obligations](#)
- [Affordable Housing](#)
- [Pollution](#)
- [Parking Standards](#)

EIA and AA Screening

The application site does not exceed the Schedule 2 threshold for development of this type as outlined within the Environmental Impact Assessment Regulations. As such the application has not been screened in accordance with the requirements of Schedule 3 of the Regulations.

The proposed development is not located within a zone of influence for any SAC, CSAC or Ramsar sites and as such it is considered that an Appropriate Assessment as set down within the Conservation of Habitats and Species Regulations 2010 is not required.

Issues

The main issues in the consideration of the application are the principle of the proposed development having regard to development plan policy, along with the impact upon the character and appearance of the surrounding area, residential amenity, highway safety, drainage, land contamination and ecology.

Principle of Development

Strategic Policy SP3 Sustainable Communities states “The delivery of Sustainable healthy and cohesive communities and the conservation of the countryside will be promoted”, with Policy SC1 - Settlement Limits – stating that “Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the settlement hierarchy will be acceptable in principle.”

This site is identified by Policy H1/6 (“Hafod House Care Home”) within the LDP for residential development for a minimum of 12 dwellings, and therefore the principle of residential redevelopment has already been accepted.

Density

In respect of density, it is also noted that the site falls within the Coastal Strategy Area where Policy BE1 (8a) requires a minimum of 35 dwellings per hectare. The site is approximately 0.4475 hectares in size and 16 residential units are proposed providing a density of 35.75 dwelling per hectare thus comply with this Policy. For this reason, while an objector has stated that the development “could house 50 residents, which is too many for the site”, the development complies with the density requirement of Policy BE1 and is therefore considered acceptable.

Renewable Energy

The proposal is to provide low energy housing through the use of innovative technology which will supply power and heating from renewable sources. This site has been chosen to demonstrate this innovative housing project - a concept where buildings can generate, store and release their own energy, helping to reduce fuel poverty and its impact on health and wellbeing. This application is of interest to both Westminster and the Welsh Government as it is an innovative flagship development to create 'Homes as Power Stations'. and is also referenced as a key project in the Swansea Bay city deal

Policy RE2 Renewable and Low Carbon Energy in New Development states that schemes that connect to existing sources of renewable energy, district heating networks and incorporate on-site zero / low carbon technology (including microgeneration technologies) will be encouraged.

The Authority has completed a 'Renewable Energy Assessment' which evaluates the potential within Neath Port Talbot to generate electricity and heat through various renewable energy technologies. This site is considered to be a flag ship project which would provide 16 residential 'Homes as Power Stations', and is wholly compliant with, and significantly exceeds the expectations within, Policy BE2.

Taking into account the above it is therefore considered that the principle of residential development is acceptable, subject to the impacts of the development being considered acceptable in accordance with the other policies set out within the LDP.

Impact on Visual Amenity

The site is currently occupied by a large vacant 1960's care home. Whilst the existing care home is two-storeys, its second storey is located within its unusual mansard roof form, and not considered to be in-keeping with the more traditional urban form of nearby dwellings.

Within this context it is accepted that the proposed housing development would alter its character permanently, however, as detailed above, the principle of developing the site for residential purposes has been established with the housing allocation under Policy H1/6 of the Local Development Plan, and the allocation of this land for residential use has already taken into consideration the wider

contextual character issues with regard to the use of the land. It is therefore considered that the specific issues relating to the detailed development proposal are most relevant to the determination of this application.

As described earlier the dwellings / apartments will be set around the new internal access road which, while tarmacadam, will change colour where the road surface will change to a mid-tone block paviour. With parking spaces to the frontages, supplemented by careful attention to detail in the use of soft and hard landscaping (to be addressed by condition), in terms of layout the development is considered to amount to an acceptable form of development which would contribute positively to the character of the area.

In terms of soft landscaping, while much of the site will remain as existing, a small number of trees will be felled on the east and west sides, along with the felling of poor specimens and cutting back of trees to south to reduce overshadowing. Private gardens/amenity area will incorporate lawns, while the applicant also proposes to use shrub planting to front gardens and landscaped areas which will soften the built environment and also have the potential to enhance biodiversity. The required landscaping scheme will also need to include details to the embankment adjacent to the land running along the North/West Boundary to help soften the boundary treatment.

Where rear gardens share a prominent boundary with the public realm, 2.1m walls will be erected. All other boundaries will be timber boarded fencing at 1.8m. Private gardens/amenity will provide small patio consisting of pre cast concrete slabs

On the North/West edge of the site, between the houses and walk-up apartments there will also be an area dedicated as an 'informal play space', which would both be in keeping with the site's natural setting and will utilise landscape strategies to provide opportunities for children to play. These include grass mounds, logs as stepping stones and bark chippings, a condition can be imposed to ensure this space is delivered.

The appearance of the proposed dwellings is largely determined by the innovative technologies being employed. That being said the dwellings have been designed to ensure the development has a domestic character that would not detract from the character and appearance of the surrounding area. For that reason, the palette of materials combines a more 'traditional' brickwork base with polyester powder coated metal

cladding above and a standing seam roof. The brickwork, whilst not only being a more traditional material, is selected at ground floor level for robustness, details of the final brick have not yet been finalised however a condition can be imposed to ensure samples are submitted for approval prior to their use.

Above the brickwork is a continuous stone sill which will provide a base for the metal cladding which will be positioned in vertical format. On the south elevations, the metal cladding which is a product manufactured by Tata steel will be perforated with small holes. These create what are called 'transpired solar collectors' (TSC), allowing warm air to be collected behind them, and then used to help provide heat and hot water for the dwelling. This is a key element of the 'Buildings as Power Stations' approach. This metal cladding then continues around all elevations at the first floor / upper storey.

The applicant has provided samples of the cladding and the roof covering which are both dark grey colour. The dark grey cladding will be broken on the first floors with coloured window reveals and window frames (samples to be conditioned). The front doors will also be in the feature window / reveal colour. All other windows and doors will be a dark grey colour to compliment the brickwork in which they sit. All the windows and doors will be high-performance composite timber and aluminium units.

The pitched roof form will also incorporate a key technology – the integrated photovoltaics (PV's). These specialist solar panels are adhered to a metal standing seam roof system again produced by Tata Steel. The integrated PV's will apply to the south facing slopes on the houses and both roof slopes on the apartments. This roofing material is also dark grey in colour.

Overall the design seeks to balance its fundamental environmental goals with a domestic character. The proposed dwellings have a simple two storey form with pitched roofs including recessed porches providing an integral canopy, whilst the apartments are provided with a simple flat roof canopy over the entrances to the ground floor and upper floor apartments. Whilst the development would have a modern feel, due to the innovative materials it is considered that it would be in keeping with the domestic context of the area and provide a diverse development that would complement the overall character of the area.

To conclude it is considered that the layout, scale, density, the use of innovative materials and the use of hard and soft landscaping for the proposed development would result in the creation of an appropriate form of development which would not detract from the local character.

Impact on Residential Amenity

Overlooking, overbearing and overshadowing issues within the proposed development.

The development has been designed to allow an acceptable distance between units to ensure that the proposal will safeguard the residential amenities of future occupiers.

In terms of potential overlooking, most of the habitable rooms comply with the councils 21m distance between habitable room windows. There are two occasions where the distance is less than 21m, this is between the ground floor side facing bedroom windows on the 1 bed apartments and the living rooms on the terraced dwelling where the distances are between 16.5m and 19m. It is considered that as these windows are across the access road from each other and at ground level where views will be partially restricted with planting, that the distance would be sufficient to prevent any unacceptable impact upon overlooking in relation to the future occupiers.

With regard to amenity space, it is considered that the proposed layout and choice of boundary treatments ensures a satisfactory level of privacy and private amenity space will be provided for all the future occupiers.

Overlooking, overbearing and overshadowing issues with the existing in relation to the existing neighbouring properties.

In respect of residential amenity for existing residents, to the Eastern side which consist of the rear gardens and houses (28-50 evens only) at Beechwood Avenue. The proposed rear elevation of the apartments (plots 1-4) where there are habitable windows is 7.5m from the boundary fence and 34m to the rear elevation of the closest property. The side elevation of the terrace (plot 9) where there are no windows is 4.8m from the boundary and 20m to the closest property. It should also be noted that there are trees and hedgerows along this boundary and that the dwellings are at a higher level than the proposed development. It is considered that the distances between the boundary and dwellings

are sufficient to ensure that the development will not have any unacceptable impacts on existing properties and as such the amenities of existing occupiers along Beechwood will be protected.

To the North/East, 9 to 16 Dyfed Road are large semi-detached dwellings that are set slightly lower than the proposed development. The distance between the side of rear of plots 9 to 16 and the rear elevations of these dwellings is between 46m and 47m and approximately 24m to the rear boundary of these dwellings. Again there are trees and hedgerows between these dwellings; as such it is considered the separation distances are sufficient to ensure there would be no unacceptable impacts on these properties.

To the West of the site, the development adjoins an access lane and then the rear gardens of Nos. 13-33 Woodland Road (odds only). The lane and dwellings are approximately 2m lower than the ground floor level of the proposed development. The distance between the side elevation of plot 16 (where there are no windows) and the nearest rear elevation at woodland road is 22m and 15m to the rear boundary wall of these properties. The rear elevation of the apartments 5-8 (where there are habitable windows) is 28m away from the nearest rear elevation and 19m to the rear boundary wall. Taking into consideration the height difference it is considered that the separation distance is sufficient to ensure there is no unacceptable impact on the existing dwellings.

The nearest property to South/West is No 17 Wenham Place which is approximately the same level as the application site. The side elevation of this property is located 21.5m from the side elevation of the apartments (plot 5-8) where there are no habitable room windows. It is considered the distance is sufficient to ensure no unacceptable impacts on that property.

Noise

In respect of potential noise and disturbance from the development it is acknowledged that there will be traffic generated from the development however the site was formerly in use as a care home, has been allocated for housing and is located within settlement limits adjacent to Neath Town Centre. It is therefore considered the noise generated from this development would not be unacceptable and no different to any other housing development.

In terms of noise from demolition and construction, it is generally accepted that during demolition and construction there will be a level of noise and disturbance created, albeit transient in nature. Environmental Health whilst having no objection to the principle of this development, do have some concerns regarding potential noise and nuisance arising from demolition and construction activities as the site is surrounded on all sides by existing residential properties. No information has been provided to date on how these potential nuisances may be controlled, however they are satisfied this can be controlled with the submission of a demolition and construction method statement and limiting the working hours on site. These can be imposed via a suitably worded condition.

It is therefore considered that subject to the above conditions that the proposal would be acceptable in terms of residential amenity

Parking and Access Requirements and Impact on Highway Safety

A new access road will be created within the site, from the existing entrance off Woodland Road which will sweep around into the centre of site. A turning area is provided at the centre of the scheme. A choice of materials has been chosen to provide different colours to the ends and the driveways.

Each 2 bed dwelling and 1 bed apartment will have 1 parking space and each 3 bed dwelling will have 2 spaces providing 20 off street parking spaces. In addition to this 4 visitor parking spaces have also been provided on site. The site is located in a very sustainable location in easy walking distance of a range of local facilities and public transport. The Parking Standards Supplementary Planning Guidance (SPG) allows for parking to be reduced when sites are in sustainable locations. In this case parking could be reduced to 1 space per dwelling when the sustainability points are applied. As such, the provision of 24 parking spaces (including visitors) is considered to be in compliance with the Parking Standards SPG

The Head of Engineering and Transport (Highways) has assessed the application and has no objection subject to the imposition of conditions relating to construction/demolition, carriageway details, highway drainage, lighting, road surface, parking provision, tree planting near footways and pedestrian vision splays. They have also recommended a Traffic Regulation Order (TRO) to prevent the Parking, Loading/Unloading or Waiting on either side of the proposed

carriageway for the first 20 metres from the Junction with Wenham Place into the new development. This can also be imposed via a suitably worded condition.

Having regard to the objections received on parking / highway safety grounds, the Highway Officer has provided the following additional comments: -

- The traffic generated from 16 dwellings would not be significant.
- Woodland Road is a one way system and there would be sufficient room for all vehicles even when cars are parked on both sides of the highway
- In response to cars being parked both sides of the road at all times of the day and there is a narrow entrance to the site, it is considered that there is sufficient width within the existing highway to accommodate traffic to and from the site
- The Highways authority have conditioned a full Construction Method Statement to be submitted together with a scoping route for deliveries and other construction traffic prior to commencement of works on site.
- The entrance of the site will be constructed to a minimum of 5.5m wide carriageway which is compliant with highway design.
- In relation to cars are being parked on double yellow lines causing a hazard to other drivers. If cars are parked illegally then this is a matter for the police
- In response to concerns over road traffic incidents involving pupils at Ysgol Castell Nedd, and that large machinery travelling on and off site could increase the risk, such matters will be dealt with under the CMS and providing delivery route(s) and times. In addition to this the construction phase is only temporary.

Drainage

As part of the application the applicant has submitted a Drainage Strategy, prepared by CD Gray in April 2017 which establishes the broad principles and the philosophy behind the proposed drainage strategy. The report recommends that further consultation would be required with Welsh Water and the Council's Drainage Officers in order to develop the detailed drainage design. As such the Head of Engineering and Transport (drainage) has requested that a drainage scheme is submitted, and recommended conditions relating to ditches,

surface water drainage, land drainage and springs and ground water have been recommended.

Welsh Water has advised that they provided a formal response on this development in accordance with Schedule 1C Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) order 2016 and indicated they would not accept surface water flows to the public sewerage system.

Despite the above advice, the applicant has submitted a drainage plan ref “Site layout & Boundary Treatments” which shows foul and surface water communicating with the public sewer system at an attenuated rate into a combined public sewer surrounding the development. No justification has been provided as part of this application exploring sustainable alternatives for discharging surface water flows. They have advised further information is required in order to overcome their concerns around this method of disposal. As such they have recommended a condition relating to foul and surface water drainage. It is noted that such matters can be addressed by condition, but will need careful consideration having regard to the land contamination issues identified later in the report.

Biodiversity / Ecology

The applicant submitted an ecological survey and a bat survey both undertaken by Soltysbrewster Ecology. The bat survey identified no evidence of roosting bats within any of the buildings however the report recommends that bat boxes are provided on site and the specification and positions of these have been detailed on the submitted plans. A suitably worded condition is imposed to ensure these are installed.

The Ecology appraisal also identified Japanese Knotweed and montbretia, and to this extent a condition is attached which requires its treatment as part of the development.

The Local Authority’s ecologist has assessed the submitted information and has no objection to the proposal subject to any lighting scheme which will take into consideration dark corridors around the perimeter of the site, landscaping scheme and tree planting to compensate for the amount of trees being felled. These can be imposed via suitably worded conditions.

Trees

A tree survey was carried out by Tender Leaf Tree services in May 2016. The survey identified sixty-one trees. Most trees within the site boundary are not protected by statutory means except for a small group located within the southern corner of the site. Out of the 61 trees 41 require removal, primarily due to the need achieve desired objectives and to take full advantage of innovative technology applied as part of the scheme.

The Local Authority's Arborist has advised that the tree survey is accurate and well-presented and does not disagree with its content. However while the majority of the trees to be removed are poor quality they have concerns that little consideration has been given to using the survey to design a new development that will retain as many of the existing trees as possible.

Unfortunately in this case trees need to be felled to ensure the innovative technology works however the majority of these trees are not protected and therefore could be felled without planning permission. Whilst there are lots of poor specimens being felled, a condition can be imposed to ensure suitable trees are re-planted in areas that would not impede upon the technology

It is considered that the felling of the unprotected trees would not warrant a reason for refusal and the condition will ensure suitable trees are replanted on site. The ecological report also recommends that bird boxes are erected around the site which will partly compensate for the loss of habitat. The applicant has submitted specifications and details of these. A suitably worded condition is imposed to ensure they are installed

In reation to an objectors comments relating to foxes, these are not a protected species. The presence of rats is not a material planning consideration, however if this became a problem then the Council has a pest control department who can be contacted.

Contaminated Land

The application has been supported by the following documents:

- ESP, Hafod Care Home, Neath, Proposed Residential, Desk Study and Preliminary Risk Assessment. (Document Reference: ESP.6460d.2675, Dec 2016)
- ESP, Hafod Care Home, Neath, Proposed Residential Development, Geo-environmental investigation (GI). (Document Reference: ESP.6460d.03.2894, June 2017)

This has been assessed by the Local Authority's Pollution Control Officer who has advised that the Desk Study and SI report have indicated that a gas governor was historically on site however the Site Investigation does not appear to have taken this potential source of contamination further into consideration.

It was also considered that the information submitted to date did not provide sufficient clarification on matters including sampling strategy and the methodology of the risk assessment, both of which would require further submissions.

In addition, a Ground Gas report is being prepared and to be submitted however as this has not been undertaken to date, a condition can be imposed to ensure this information is submitted via a suitably worded condition

The Contamination Officer has also recommended an asbestos survey is submitted prior to existing building being demolished. This can be included in a demolition method statement condition.

Natural Resources Wales have also assessed the information submitted and have advised that there is little clarity as to what buildings were on site between 1920 and 1980 when the nursing home was built. In addition to this, the above report identifies a number of potential sources, viable pathways and receptor linkages associated with the site. Based upon this, NRW have advised they have a significant concern regarding contaminated land at the site and recommend that planning permission should only be granted subject to conditions relating to land contamination. They have also advised that the foundation design (section 6.2 of report) and drainage strategy (section 9.12) are not yet confirmed, they also recommend that

conditions relating to piling and SUDS. NRW have therefore recommended conditions relating to the following:

- 1) A land contamination assessment consisting of
 - a. A preliminary risk assessment
 - i. All previous uses
 - ii. Potential contaminants associated with these uses
 - iii. A conceptual model of the site indicating sources and pathways and receptors
 - iv. Potentially unacceptable risks arising from contamination at the site
 - b. A site investigation scheme
 - c. Site investigation results
 - d. A verification plan.
- 2) A verification report prior to the occupation of any dwelling to demonstrate the works have been completed in accordance with the agreed remediation strategy.
- 3) A condition relating to the Long term monitoring of the site
- 4) A standard condition relating to unsuspected contamination
- 5) A condition preventing a Sustainable Drainage System unless it has been demonstrated that there is no unacceptable risk to ground waters
- 6) A condition preventing a Piling unless it has been demonstrated that there is no unacceptable risk to ground waters

NRW have advised that based on the information submitted with this application, that they acknowledge that part i) of condition 1 is largely completed. They agree however with the recommendations of the geo-environmental investigation report in that it is necessary to supplement the existing information to develop an understanding of the risk to controlled waters. This is required to progress the discharge of remaining conditions.

Section 106 Planning Obligations

Local Development Plan **Policy SP 4** (Infrastructure) states that “Developments will be expected to make efficient use of existing infrastructure and where required make adequate provision for new infrastructure, ensuring that there are no detrimental effects on the area and community. Where necessary, Planning Obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable”.

Policy I1 (Infrastructure Requirements) then states that “In addition to infrastructure improvements necessary to make a development acceptable in health, safety and amenity terms, additional works or funding may be required to ensure that, where appropriate, the impact of new development is mitigated. These requirements will include consideration of and appropriate provision for: Affordable housing; Open space and recreation facilities; Welsh language infrastructure (in language Sensitive Areas); Community facilities including community hubs; Biodiversity, environmental and conservation interests; Improving access to facilities and services including the provision of walking and cycling routes; Historic and built environment and public realm improvements; Community and public transport; Education and training.

The Community Infrastructure Levy Regulations 2010 came into force on 6th April 2010 in England and Wales. They introduced limitations on the use of planning obligations (Reg. 122 refers). As of 6th April 2010, a planning obligation may only legally constitute a reason for granting planning permission if it is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In this case, the proposal relates to a planning application for the development of 16 residential dwellings

In view of the type and form of development proposed in this location, having regard to local circumstances and needs arising from the development, the following planning obligations are considered necessary to make the development acceptable in planning terms and to meet the policy and legislative tests for planning obligations.

Affordable Housing

Policy AH1 of the Neath Port Talbot Local Development Plan states that all new housing developments will be required to contribute to affordable housing provision. Within the Port Talbot / Neath spatial area, a 25% affordable housing target is sought.

The applicant is a RSL and has indicated that all of the 16 residential units proposed, will be affordable housing. In order to satisfy the requirements of Policy AH1 it is necessary to ensure that 25% of the units remain affordable in the long term. It is considered that the imposition of a condition would be the appropriate mechanism for securing future compliance with this policy should the development not be Social housing Grant Funded.

Education

The development falls below the threshold of a minimum of 10 housing units that are of 2 or more bedrooms. Therefore there is no requirement to consider a contribution towards education

Public Open Space / Children's Play Facilities

Policy OS1 states where there is a quantitative deficiency in outdoor sport, children's play, informal space or allotments, provision will be sought, including the requirement for maintenance in conjunction with all new residential developments of 3 or more dwellings, based on the following standards:

<u>Open Space</u>	<u>Standard</u>
Outdoor Sport	1.6 hectares per 1,000 population
Children's Play	0.25 hectares per 1,000 population
Informal Space	0.55 hectares per 1,000 population
Allotments	0.19 hectares per 1,000 population

Having regard to the 'Open Space Assessment 2013, produced in support of the adopted Local Development Plan, it is noted that there are existing ward shortfalls. Accordingly, the existing deficiencies would be exacerbated by the increase in population arising from the proposed development. The development proposal would have the following open space requirements:

16 Units	Open space requirement (sq. m)	Open space 'On-site' Provision (sq. m)	Open space 'Off-site' Financial Contribution
OUTDOOR SPORT PITCH	421	0	£4,544
OUTDOOR SPORT-NON PITCH	165	0	£16,480
CHILDREN'S PLAY	46	92	£0
INFORMAL SPACE	202	858+	£0
ALLOTMENTS	70	0	£768
TOTALS			£21,792

The table above shows what financial contribution would normally be sought for a housing development of this size.

In accordance with Policy I1, the Local Planning Authority have to take into account the financial viability of the proposal and the costs of the new and improved infrastructure, and where necessary the Authority will require developers to make available financial information to demonstrate the levels of viability of a particular development. Whilst a formal viability assessment has not been submitted, the applicant has stated the project would not be financially viable to provide a financial contribution to open space due to the increased cost in providing such an innovative scheme. Documentation has been provided which concurs this.

Despite this the LPA had discussions with the applicant during pre-application and was able to negotiate the provision of an informal play area (92sq.m.) on site and ensured the development had sufficient informal open space, which would be of benefit to the future residents and existing alike. Within this context, it is considered that such shortfall would be outweighed by the benefits attributed to this strategically important flagship 'Homes as Power Stations' development, having particular regard to the additional build costs associated with this project.

Other Matters

As identified earlier in this report, a number of objections were received in response following the publicity exercise. In response to the main issues raised which have not been addressed elsewhere in this report, the following comments are made:

In response to a resident having concerns over the safety of the materials to be used. **The safety values of materials are not a material planning consideration, however all materials would need to conform to building regulations.**

In response to a resident concern in relation to social housing and devaluing their property; **the future residents and the values of existing property are not material planning considerations.**

A concern has been raised in relation to maintenance and excavation of the underground electricity cable; **this is not a material planning consideration**

In relation to social housing lowering the status of the area and the surrounding area being mainly privately owned. **This is not a material planning consideration**

In relation to older residents being better suited to this area. **It is not for the planning department to determine the age of residents of any development. This is not a material planning consideration.**

In response to concerns being raised about future antisocial behaviour problems from residents. **This would be a matter for the landlord or Police.**

In relation to residents experiencing low water pressure and fear this will be exacerbated by another 16 residences added to the water main. **This would be a matter for Welsh Water.**

In response to an objector stating they had been advised the loss of value and loss of privacy are not relevant and not taken into account. **House prices are not material planning considerations, however residential amenity is a material planning consideration, and has been addressed within the report**

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan

comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

The redevelopment of this site will contribute towards the delivery of housing within the County Borough in a sustainable location, and that subject to the imposition of conditions the proposed development would have no unacceptable impacts upon the character and appearance of the surrounding area, on residential amenity or on highway and pedestrian safety. Accordingly, the proposed development is considered to accord with Policies SP1, SP2, SP3, SP4, SP5, SP7, SP8, SP10, SP15, SP16, SP18, SP20, SP21, SC1, SC2, I1, H1, AH1, OS1, EN7, EN8, RE2, TR2 and BE1 of the Neath Port Talbot Local Development Plan and national guidance in Planning Policy Wales (Edition 9) 2016 and associated Technical Advice Notes.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit Conditions

(1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason

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

Approved Plans

(2) The application shall be built in accordance with the following plans and documents:

Site Location Plan 3462_PA_300

Existing Site Survey 3462_PA_302

Site Layout and Boundary Treatments 3462_PA_310 Rev B

2B4P House Type 3462_PA_320 Rev B

3B5P House Type 3462_PA_321 Rev B

1B2P Walk-up Apartments 3462_PA_322 Rev E

Proposed Elevations - Walk-up Apartments 3462_PA_330

Proposed Elevations – Houses 3462_PA_331

Street Elevation 3462_PA_332

Boundary Treatments 3462_PA_335

Coloured Site Plan 3462_PA_400

Coloured Elevations – Walk-up Apartments 3462_PA_401

Coloured Elevations - Houses 3462_PA_402

3D View 1 3462_PA_403

3D View 2 3462_PA_404

Battery Store Plan 3462_PA_336

Drainage Strategy by C D Gray CDGA-9140-102-P1

Drainage Details by C D Gray CDGA-9140-103-P1

Drainage Details by C D Gray CDGA-9140-104-P1

Construction Details by C D Gray CDGA-9140-105-P2

Drainage Layout 2 by C D Gray CDGA-9140-107-P1

Reason

In the interest of Clarity

Pre-Commencement Conditions

(3) Prior to any development commencing on site, the developer must do the following:-

a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and

b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason:

To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management

Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

NOTE: Templates of the required Notice and Site Notice are available to download at www.npt.gov.uk/planning

(4) No development shall take place, until a Demolition & Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Demolition and Construction method statement shall be made in accordance with the requirements of British Standard BS5228-1:2009 - Code of practice for noise and vibration control on construction and open sites. The approved Statement shall be adhered to throughout the demolition and construction phases. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- 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 to prevent deposition of material onto any hard surface road.
- vi. measures to control the emission of dust and dirt during construction
- vii. Measures to prevent stacking of vehicles onto the public highway.
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- ix. a method statement showing the route of construction traffic to and from the development
- x. a scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.
- xi. Identification of the significant construction and demolition noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures.
- xii. An asbestos survey and details of any mitigation necessary.
- xiii. Hours of working on site, and specified hours for deliveries and any elements of the demolition or construction that could lead to amenity issues from noise and disturbance to adjoining properties

The Statement shall be signed by a competent person(s).

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Local Planning Policy and in the interest of highway and pedestrian safety

(5) Notwithstanding the submitted plans, prior to the commencement of any work (excluding demolition) a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing a 5.5 metre wide carriageway with 2 metre wide footways shall be provided along with the following:

- a. Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150
- b. Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located
- c. Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)
- d. Highway Construction details
- e. A schematic street lighting design that shall ensure the retention of dark corridors along the existing vegetated boundaries of the site.
- f. Highway Retaining Walls (if any), along with full structural and design calculations

The dwellings shall not be occupied until the scheme has been completed in accordance with the approved details.

Reason

In the interest of highway and pedestrian safety

(6) Prior to commencement of development (excluding demolition) a traffic management scheme in the form of a Traffic Regulation Order to prevent the Parking, Loading/Unloading or Waiting on either side of the proposed carriageway for the first 20 metres from the Junction with Wenham Place into the new development shall have been submitted to the Local Highway Authority for its approval. No dwelling hereby permitted shall be occupied until such time as the Traffic Regulation Order has been approved and implemented on site.

Reason

In the interest of highway and pedestrian safety

(7) No building shall be occupied until surface water and foul drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Ensure that proper drainage of any adjoining land is not interrupted or adversely affected
- iii. include a period for its implementation; and
- iv. provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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) Prior to the commencement of work on site, excluding demolition of the existing buildings and notwithstanding the details submitted, a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006) and shall be submitted as a written report which shall include:

1. A preliminary risk assessment which has identified:
 - i. all previous uses
 - ii. potential contaminants associated with those uses

- iii. a conceptual model of the site indicating sources, pathways and receptors
 - iv. potentially unacceptable risks arising from contamination at the site.
2. A survey of the extent, scale and nature of contamination based on 1 which shall include sampling and testing on the whole of the site including the area previously restricted by the footprint of the existing building and vegetation on the site.
3. An assessment of the potential risks to:
- i. human health,
 - ii. ground waters and surface waters
 - iii. adjoining land,
 - iv. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - v. ecological systems,
 - vi. archaeological sites and ancient monuments;
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in [3] are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.
5. An appraisal of remedial options, and proposal of the preferred remedial option(s)

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment, following the demolition of the existing buildings to allow a full assessment of the potential risks to take place. Natural Resources Wales considers that the controlled waters at this site are of high environmental sensitivity, being on Secondary A Aquifer and contamination is known/strongly suspected at the site due to its previous industrial uses.

(9) Prior to the commencement of work on site (excluding demolition) a remediation scheme, based upon the recommendations of the scheme approved under condition 8 of this permission to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reason

To ensure that 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

(10) prior to the commencement of work the tree protection fencing as identified on the tree protection plan within the tree survey by Tender leaf dated May 2016 shall be erected and maintained through demolition and construction

Reason

To ensure the root protection zones for the trees to be retained is protected during demolition and construction

Action Conditions

(11) Prior to occupation of any dwelling the off-street parking spaces as shown on the approved plan titled 'Proposed Site Layout' Drawing No:3462_PA_310 Rev B shall be provided for the dwelling which shall be hard surfaced in block paving to gradients not exceeding 1 in 9, drained so that no surface water flows out onto the public highway and shall be retained as such thereafter.

Reason

In the interest of highway and pedestrian safety

(12) Notwithstanding the submitted details and prior to their use in the development hereby approved samples of the brick to be used within the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the proposed details and the following agreed materials and retained as such thereafter:

Walls First floor level-Vertical Polyester powder coated aluminium metal cladding at first floor colour grey RAL7016 perforations to the panels on south elevations.

Roof-Tata Colourcoat Urban standing seam roof, with matching eaves, ridge and barge profiles integrated PV to both slopes by BIPVCo.

Rainwater Goods-Polyester powder coated aluminium

Windows and Doors-Composite aluminium and timber double glazed units,. First floor windows in metal cladding and front door to be chrome yellow RAL1007, all others to be grey RAL 7016

Window Cills-65mm reconstituted stone sill to windows, Continuous cill in brickwork wall at junction with metal cladding Colour Nostrell

Reason:

In the interests of visual amenity of the area.

(13) Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with to controlled waters, and (if necessary) to secure longer-term monitoring of groundwater quality, 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. This will also ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

(14) Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long- term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

(15) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that 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 off site receptors.

(16) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to

controlled waters which shall be addressed under condition 8. The development shall be carried out in accordance with the approval details.

Reason

There is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins.

Refer to: the SuDS Manual (CIRIA C697, 2007), the Susdrain website (<http://www.susdrain.org/>) and draft National Standards for SuDS (Defra, 2011) for further information.

(17) Piling or any other foundation designs using penetrative methods shall not be permitted unless it has first been demonstrated (for all or any part of the site) that there is no resultant unacceptable risk to groundwater, and such details have first been submitted to and approved in writing by the Local Planning Authority under condition 8.

Reason

There is an increased potential for pollution of controlled waters from inappropriate methods of piling.

Refer to : Environment Agency Document Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention and Environment Agency Document Piling in layered ground: risks to groundwater and archaeology

(18) Prior to occupation of the first dwelling the footway and carriageway shall be made up to binder course, drained and lit in accordance with the detail approved under condition 5 of this planning permission.

Reason

In the interest of highway and pedestrian safety

(19) Prior to occupation of the last dwelling both the footway and carriageway shall be completed up to surface course and retained as such thereafter.

Reason

In the interest of highways and pedestrian safety

(20) If the entire scheme is not Social Housing Grant Funded a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25 % of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason

To ensure the satisfactory provision of affordable housing in perpetuity in accordance with Policy AH1 of the Neath Port Talbot Local Development Plan.

(21) Notwithstanding the submitted plans, prior to the first beneficial use of any dwelling, full details of landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- The proposed tree planting scheme shall compensate for the loss of trees to be felled. 2 trees of a local provenance shall be planted to replace each felled tree unless there is justifiable reason that this cannot be achieved.
- The scheme for soft landscaping works shall contain a majority of native and/or wildlife friendly species and include all public areas and include the embankments along the north West Boundary.
- Details of the root barriers for any trees proposed in the footway or within 2 metres of the back of footway.

The approved works shall be carried out within the first planting season following completion of the development. If within a period of five years from the date of the planting of any trees or plants is removed, uprooted or destroyed or dies, (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree or plant at the size of that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation. The completed scheme shall be managed and maintained in accordance with an approved scheme of management and maintenance in accordance with condition 22

Reason:

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act.

(22) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason

In the interest of visual amenity, and clarity

(23) Notwithstanding the submitted plans and prior to the first beneficial use of any dwelling full details of the layout and form of the informal play area shall be submitted to and approved in writing by the local planning Authority. The scheme as agreed shall be fully implemented in accordance with the agreed details prior to the first beneficial use of any dwelling and retained as such thereafter.

Reason

To ensure the play is provided in line with policy requirements and in the interest of visual amenity

(24) The means of enclosure hereby approved shall be erected in accordance with drawing No. 3462_PA_310 Rev B Site Layout and drawing No. 3462_PA_335 Boundary Treatments, prior to the first beneficial use of any dwelling and retained as such thereafter.

Reason: In the interest of residential and visual amenity

(25) The bat and bird boxes shall be installed in accordance with the submitted details hereby approved prior to the first beneficial use of any dwelling and retained as such thereafter

Reason: In the interest of ecology

Regulatory Conditions

(26) Pedestrian vision splays of 2.4 metres by 2.4 metres (measured back from back of footway) shall be maintained each side of each vehicular access within which nothing over 600mm in height shall be erected or allowed to grow and shall be retained as such thereafter.

Reason

In the interest of highways and pedestrian safety

(27) Surface water within the curtilage of each property shall not discharge onto the highway and surface water from the highway shall not discharge into the curtilage of any property.

Reason

In the interest of highways and pedestrian safety

(28) No construction deliveries, removal of demolition waste or works vehicles in excess of 7.5 tonnes shall access or leave the site via any route during the hours of 8am to 9am and 3pm to 4pm during school term times.

Reason

In the interest of Highway

(29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no garages or outbuildings shall be erected (other than those expressly authorised by this permission).

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for garages or outbuildings having regard to the particular layout and design of the estate.

(30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted (including the erection of a detached garage) without the prior grant of planning permission in that behalf.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions, having regard to the particular layout and design of the estate.

(31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.