

PLANNING COMMITTEE

17th December 2019

AMENDMENT SHEET

ITEM 4

<u>APPLICATION NO:</u> P2019/5543	<u>DATE:</u> 30.10.2019
PROPOSAL:	Full planning permission for the proposed development of 35 zero carbon homes plus community building along with associated works including landscaping, parking, access, engineering works and ecological mitigation.
LOCATION:	Parc Hadau, Land At Waun Sterw, Rhyd Y Fro, Pontardawe
APPLICANT:	Yr Hadau Ltd (on behalf of Sero Homes Ltd)
TYPE:	Full Plans
WARD:	Pontardawe

Two further responses have been received since publication of the report, which relate to the following issues: -

- Concerns over the diversion of/and consideration to the water courses in and surrounding this development.
- Concerns over flooding.
- Road and street signage condition.
- Traffic speeds on the existing network.

In response, the following clarification is provided;

Drainage / Flooding

In respect of drainage / watercourses, it is emphasised that there is a need for the applicant to apply for SAB approval, whereby a drainage design has to be submitted to and approved in writing by the SAB Authority. Notwithstanding this, it is noted that the applicant wishes to dispose of the surface water via a SUDs (Sustainable Urban Drainage) management train in the form of two to three balancing ponds that would not only seek to collect and attenuate the surface water run-off, but also create a treatment process for the water quality. The ponds will provide enhanced ecological benefits and as well as an excellent amenity facility for the residents to enjoy.

The surface water is intended to discharge at a controlled rate into the existing highway drainage network which is to be agreed in writing by the SAB Authority. The proposed new drainage system will also create a betterment in terms of surface water control as a site is a recipient of water from higher and adjoining ground, and mitigation measures shall be in-situ downstream during and post construction.

Highways Matters

In respect of the off site road surface condition and the condition of existing signage, these matters have been passed on to the Head of Engineering and Transport to address as part of their remit. While the concerns are noted, these are not considered to be material to the determination of this application.

In relation to the traffic speeds, the Highways officer has advised that the proposed development would not justify off site traffic calming.

Other Matters – Conditions

In addition, following liaison with the developer, officers propose to amend the following conditions to alter the triggers within the condition to address matters of phasing and funding as highlighted by the Developer (amended wording in **bold**).

- 5 Notwithstanding the soft landscaping plan submitted, **construction work on any dwelling shall not commence** until a detailed landscaping plan has been submitted to and approved in writing by the LPA. This shall set out: a palette of species to be planted that will be a majority of native and/or wildlife friendly species, the retention of semi-natural habitat and shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, taking into account potential growth, together with measures for their protection in the course of the construction; the design of the site wetland features, including design of watercourse encroachment, wetland creation and attenuation ponds to reinstate, create and enhance, where possible, the biodiversity interest of such features; together with associated planting proposals.

The approved scheme shall be carried out in the first planting season after completion of the phase of construction or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variation.

Reason

In the interest of biodiversity, visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990 and Policies BE1, EN6 and EN7 of the Neath Port Talbot Local Development Plan

- 7 No development shall commence on site (including site clearance), until such time **as a draft framework for** a Habitat Management Plan (HMP) has been submitted to and approved in writing by the LPA for all areas of retained/created habitat onsite, including wetland features. The content of the HMP shall include the following and shall deliver the measures set out in the Ecological Assessment and Parc Hadau-comments on ecology chapter (letter 3/12/2019):
- a) Description and evaluation of features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparations of a work schedule (including an annual work plan capable of being rolled forward over a minimum of a 25-year period).
 - g) Details of the body or organisation responsible for the implementation of the plan.
 - h) Ongoing monitoring and remedial measures.

The final HMP shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of the development hereby approved, and shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMP are not being met) how contingencies and /or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives or the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason

To secure appropriate means to manage and monitor biodiversity mitigation measures.