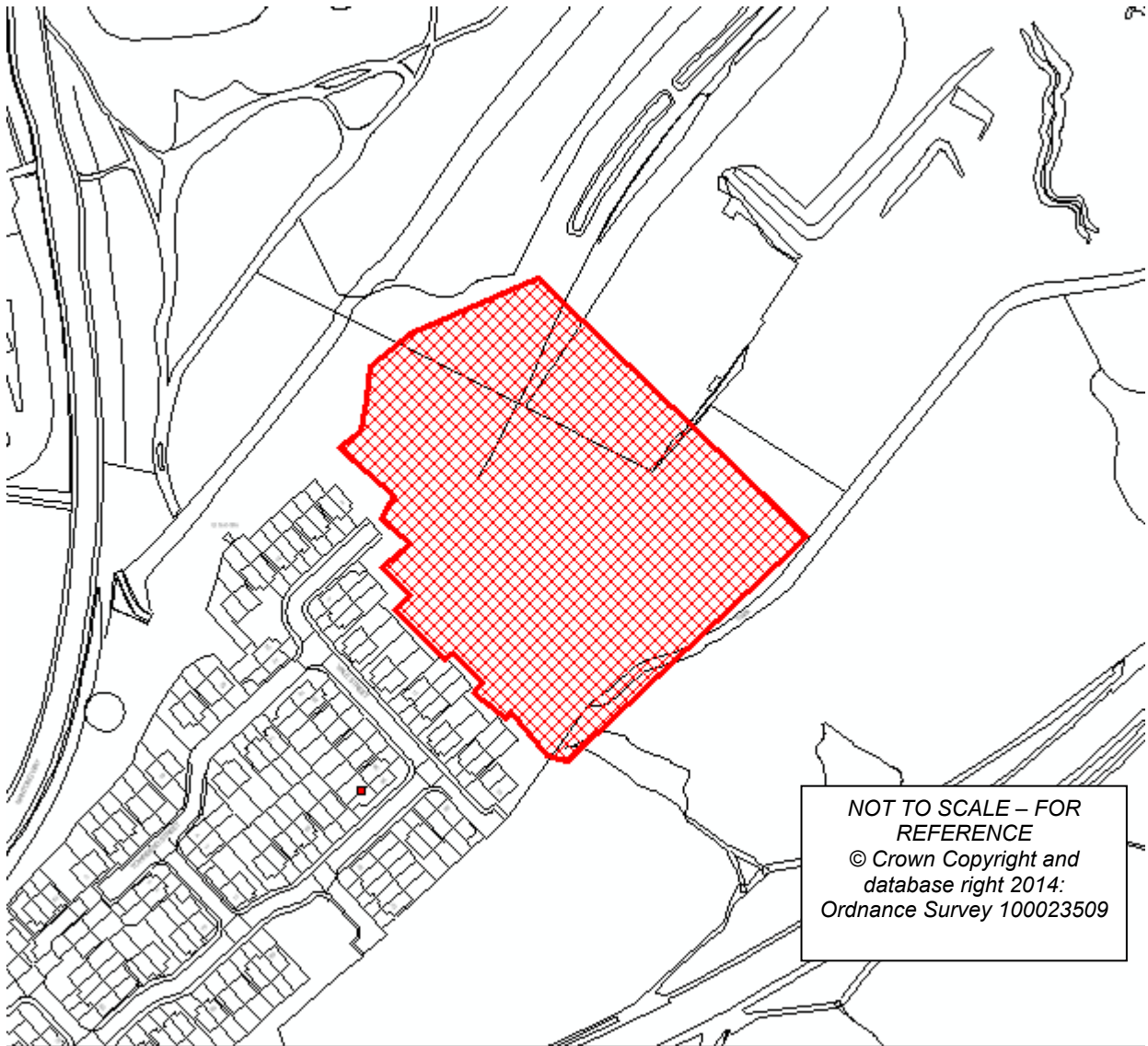


Item **Application Number:** 2018/2692/FUL

Location: **Land At Upper Bank Pentrechwyth, Nantong Way, Pentrechwyth, Swansea,** **Ward:** Bonymaen - Area 1

Proposal: **Retention and completion of development for 107 residential dwellings and associated infrastructure**

Applicant: **Hygrove Homes (Swansea) LTD**



Background Information

Site History App Number	Proposal	Status	Decision Date
2016/3040/DOC	Discharge of conditions 5 (access road) & 8 (flood risk mitigation scheme) of planning permission 2016/1089 granted 16th September 2016	APP	30.03.2017
2016/3121/RES	Reserved Matters application (Details of access, appearance, landscaping, layout and scale pursuant to outline permission 2006/1902 granted 6th July 2012)	APP	03.03.2017
2016/3405/NMA	Non Material Amendment to reserved matters application 2016/1089 granted 16th September 2016 to allow for the relocation of footpaths/drives, the replacement of bollards with landscaping adjacent to plots 60/61 and the formation of a parking area for plot 57	APP	13.12.2016
2016/3527/FUL	Diversion of existing culvert and associated infrastructure	APP	07.04.2017
2017/0026/FUL	Construction of new highway and infrastructure works at Nantong Way	APP	20.07.2018
2017/0546/RES	Residential development for 19 dwellings, pumping station, open space/play area and associated works (details of access, appearance, landscaping, layout and scale pursuant to outline permission	APP	27.10.2017

	2006/1902 granted 6th July 2012)		
2017/0935/DOC	Discharge of condition 3 (structural calculations) of planning permission 2016/3527/FUL granted 7th April 2017	APP	10.05.2017
2017/1144/S73	Variation of conditions 1 and 9 of planning permission 2016/3121/RES granted 3rd March 2017 to allow for the substitution of an engineered bank with a railway sleeper retaining wall and removal of condition 5 (Access)	INV	
2017/1291/FUL	Construction of a new pumping station and associated works	APP	22.06.2018
2017/1881/PRE	Pre-Application - Residential Development	MIXPR E	15.09.2017
2017/2441/RES	Residential development of 45 dwellings (details of access, appearance, landscaping, layout and scale pursuant of planning permission 2006/1902 granted 6th July 2012 as varied by Section 73 application 2014/1189)	APP	05.04.2018
2018/0148/NMA	Non Material Amendment to reserved matters approval 2017/0546/RES granted 27th October 2017 to amend the turning head area outside plots 87-91	APP	13.02.2018
2018/0395/DOC	Discharge of condition 4 of 2015/1798 (External finishes of retaining wall) of reserved matters application 2015/1798 granted 7th March 2016 (as amended to condition 3 by non-material amendment application 2016/0649 granted 19th May 2016)	APP	26.06.2018

2018/1172/DOC	Discharge of conditions 9 (play area phasing plan), 10 (play park bin, bench and floor covering), and 12 (temporary vehicle turning facilities) of planning permission 2017/0546/RES granted 27th October 2017	PDE	
2018/1370/NMA	Non Material Amendment to planning permission 2017/2441/RES granted 5th April 2018 to relocate the dwellings on plots 108/109 and 138/139	APP	12.07.2018
2018/2254/DOC	Discharge of conditions 2 (land contamination) and 6 (retaining wall details) of planning permission 2017/2441/RES granted 5th April 2018	APP	19.06.2019
2018/2551/SCR	SCREENING OPINION for 106 residential dwellings	EIANR Q	14.01.2019
2018/2692/FUL	Retention and completion of development for 107 residential dwellings and associated infrastructure	PDE	
2019/0411/DOC	Discharge of conditions 3 (land contamination), 4 (surface water drainage), 7 (SSSI method statement), 8 (public sewer) and 9 (construction method statement) of planning permission 2017/0026/ful granted 20th July 2018	PDE	
2019/0877/DOC	Discharge of condition 3 (land contamination) of planning permission 2017/1291/FUL approved 22nd June 2018	APP	10.05.2019

2016/1089	Construction of 19 dwellings (details of access, appearance, landscaping, layout and scale pursuant to planning permission 2006/1902 granted 6th July 2012)	APP	16.09.2016
2016/1085	Discharge of condition 3 of planning permission 2015/1798 granted 18th April 2016 and condition 2 of non-material amendment 2016/0649 granted 19th May 2016 (Retaining Wall Construction Method Statement)	NOBJ	19.07.2016
2016/0649	Non Material Amendment to Planning Permission 2015/1798 granted 7th March 2016 in respect of the residential development (amended retaining wall design)	APP	19.05.2016

Background

This proposal represents the 7th & 8th phase of residential development at Upper Bank. The site has been developed by Hygrove Homes on the basis of an outline planning permission granted in 2012 (2006/1902) which was also subject to a S106 planning obligation. The majority of the original outline planning permission site has now been built out and this application seeks separate full planning permission for a further 107 dwellings and associated infrastructure on land which forms part of the original site together with a further parcel of land to the north east more recently acquired by the applicant.

The original outline planning permission has also been amended through a number of Section 73 applications to vary the conditions of the permission, most recently this year under application ref: 2019/0536/S73. It should be noted a Section 73 application is currently under consideration for a further variation to extend to trigger to provide a permanent second access into the site off Nantong Way (2019/2523/S73).

Works have already commenced on site for this development including demolition/engineering operations and the construction of three dwellings.

This planning application is reported to the Planning Committee as the number of dwellings proposed exceeds the threshold specified within the Council's Constitution.

Site Location

The application site comprises an irregular shaped parcel of land measuring some 1.78 hectares in area. The site directly adjoins Hygrove Home's Brunel Wood site. To the north west

is the Morfa Retail Park with Pluck Lake to the north. To the north west and west are areas of woodland with the A2117 beyond. The application site is located entirely within the urban area and forms part of a non-strategic housing allocation site under LDP Policy H1.

Description of Development

The proposal is for the retention and completion of a development of 107 dwellings comprising a mix of 2 and 3 bedroom dwellings and 1 bedroom flats. The development is effectively a continuation of the existing housing development taking place at Upper Bank and this is reflected in the architecture and layout of the proposed development which is consistent with that of previous phases at the wider site. Access to the site would be gained from the existing street structure serving the wider site and via a new permanent access which is yet to be constructed off Nantong Way (see application ref: 2017/0026/FUL).

Planning Policy

Adopted Swansea Local Development Plan (2010-2025)

Planning Policy Wales (10th Edition) 2018

The Swansea Local Development Plan is the extant development plan for the area. The following LDP Policies are considered to be relevant to the determination of this application:

PS 2 Placemaking and Place Management - development should enhance the quality of places and spaces and should accord with relevant placemaking principles.

IO 1 Supporting Infrastructure - development must be supported by appropriate infrastructure, facilities and other requirements considered necessary as part of the proposal.

HC 2 Preservation or Enhancement of Buildings and Features - Proposals must preserve or enhance the County's buildings and features of historic importance in compliance with Policy principles.

H 1 Non-Strategic Housing Sites - land is allocated within and on the edge of established settlements at 42 Non-Strategic Sites for the delivery of 10 or more new homes.

H 2 Affordable Housing Strategy - provision will be made to deliver a minimum 3,310 affordable homes over the Plan period.

H 3 Affordable Housing - sets the percentage of affordable housing provision required in the Strategic Housing Policy Zones, subject to consideration of financial viability..

SI 1 Health and Wellbeing - health inequalities will be reduced and healthy lifestyles encouraged by complying with set criteria.

SI 3 Education Facilities - Where residential development generates a requirement for school places, developers will be required to either: provide land and/or premises for new schools or make financial contributions towards providing new or improved school facilities. Proposals for the development of new primary and secondary education must comply with specific criteria.

SI 6 Provision of New Open Space -Open space provision will be sought for all residential development proposals in accordance with the policy principles, and in accordance with relevant criteria relating to design and landscaping principles. The quantity, quality and location of the open space contribution required will be determined against the most recent Open Space Assessment and Open Space Strategy.

SI 8 Community Safety - development must be designed to promote safe and secure communities and minimise the opportunity for crime in accordance with specified policy principles.

ER 1 Climate Change - To mitigate against the effects of climate change, adapt to its impacts, and to ensure resilience, development proposals should take into account the climate change principles specified in the policy.

ER 2 Strategic Green Infrastructure Network - Green infrastructure will be provided through the protection and enhancement of existing green spaces that afford valuable ecosystem services. Development that compromises the integrity of such green spaces, and therefore that of the overall green infrastructure network, will not be permitted. Development will be required to take opportunities to maintain and enhance the extent, quality and connectivity of the County's multi-functional green infrastructure network in accordance with the green infrastructure principles set out in the policy.

ER 6 Designated Sites of Ecological Importance - Development will not be permitted that would result in a likely significant adverse effect on the integrity of international and national designated sites, except in the circumstances specified in relevant legislation.

Development that would adversely affect locally designated sites should maintain and enhance the nature conservation interest of the site. Where this cannot be achieved development will only be permitted where it can be demonstrated that specified policy criteria are met.

ER 8 Habitats and Species - Development proposals that would have a significant adverse effect on the resilience of protected habitats and species will only be permitted where they meet specific criteria.

ER 9 Ecological Networks and Features of Importance for Biodiversity - Development proposals will be expected to maintain, protect and enhance ecological networks and features of importance for biodiversity. Particular importance will be given to maintaining and enhancing the connectivity of ecological network. Development that could have an adverse effect on such networks and features will only be permitted where meet specific criteria are met.

T 1 Transport Measures and Infrastructure - Development must be supported by appropriate transport measures and infrastructure and dependant the nature, scale and siting of the proposal, meet specified requirements. Development that would have an unacceptable impact on the safe and efficient operation of the transport network will not be permitted.

T 2 Active Travel - Development must take opportunities to enhance walking and cycling access either by incorporation within the site, and/or making financial contributions towards the delivery off site of specific measures, as specified in the policy. Developments must not have a significant adverse impact on existing active travel routes as specified in the policy.

T 5 Design Principles for Transport Measures and Infrastructure - provides design criteria that the design of the new development, including supporting transport measures/infrastructure must adhere to.

T 6 Parking - proposals must be served by appropriate parking provision, in accordance with maximum parking standards, and consider the requirements for cycles, cars, motorcycles and service vehicles. In those instances where adequate parking cannot be provided on site, or is judged not to be appropriate, the developer will be required to provide a financial contribution towards alternative transport measures where appropriate.

The provision of secure cycle parking and associated facilities will be sought in all major development schemes.

Proposals on existing car parks that would reduce parking provision will not be permitted where the loss of the parking facility would result in outcomes specified in the policy.

EU4 Public Utilities and New Development - development will be permitted where the utility infrastructure is adequate to meet the needs of the development.

Development that requires new or improved utility infrastructure will be permitted where it can be satisfactorily demonstrated that the developer will make an appropriate contribution to secure the provision of the infrastructure.

RP 1 Safeguarding and Public Health and Natural Resources - development that would result in significant risk to life; human health and wellbeing; property; controlled waters; or the historic and natural environment, especially European designated sites, will not be permitted, particularly in respect of the specified potential risks.

RP 4 Water Pollution and the Protection of Water Resources - development that compromises the quality of the water environment, or does not comply with good water resource management, will not be permitted. Development proposals must make efficient use of water resources and, where appropriate, contribute towards improvements to water quality. Sustainable drainage systems (SuDS) must be implemented wherever they would be effective and practicable. Water courses will be safeguarded through green corridors/riparian buffers. Development proposals that would have a significant adverse impact on biodiversity, fisheries, public access or water related recreation use of water resources, will not be permitted.

RP 5 Avoidance of Flood Risk - In order to avoid the risk of flooding, development will only be permitted in line with Policy principles.

RP6 Land Contamination - development proposals on land where there is a risk from actual or potential contamination or landfill gas will not be permitted unless it can be demonstrated that measures can be taken to satisfactorily overcome any significant risk to life, human health, property, controlled waters, or the natural and historic environment.

RP 7 Land Instability - Development which would create, affect or might be affected by unstable or potentially unstable land will not be permitted where there would be a significant direct risk to life, human health, property, buildings and structures, or the natural heritage on the site or in its vicinity. Development will only be permitted on unstable or potentially unstable land where it is in line with policy principles. Development is not permitted within Graig Trewyddfa Slip area.

The following supplementary planning guidance documents are also relevant to the determination of this application:

Places to Live - Residential Design Guide (adopted 2014)
Planning Obligations (adopted 2010)
City and County of Swansea Parking Standards (adopted 2012)

The above SPG provide information and guidance to clarify the policy aims of the relevant LDP Policies as set out above. These documents are referenced in the amplification text of these Policies. These SPG have been formally adopted by the Council following public consultation and stakeholder engagement that informed the content of the documents. The SPG documents were adopted by the Council prior to the LDP being formally adopted, and in due course the SPG documents will be subject to an updated public consultation and a re-adoption process. Notwithstanding this, it is considered appropriate to have regard to the content of the SPG given: it is fundamentally aligned to (and referenced as a supporting document within) the relevant LDP Policies and are considered to be consistent with national guidance and the overarching principles of Placemaking set out within PPW and the relevant TANs. Ultimately the SPG documents provide useful guidance to confirm how the Council considers the relevant LDP Policy aims and objectives should be interpreted.

Consultations:

Highways:

I recommend no highway objection subject to the recommendations above and the following conditions;

1. All internal roads, footpaths and public areas shall be laid out and constructed to Highway Authority standards and Specification.
2. All front boundary treatments shall be less than 1m in height, and visibility splays shall be kept clear of any obstruction greater than 1m in height.
3. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].
4. Development not to take place (beyond the existing consented reserved matters) until the access works as referenced in 2018/1790/ful have been completed in accordance with the approved details. A trigger point needs to be agreed with respect to the signalisation of the access junction and full pedestrian crossing facilities being brought into beneficial use.
5. Traffic calming features as outlined in the Section 106 Agreement (section 4) need to be agreed with the Highways Authority and completed prior to any further development (outside the existing reserved matters applications) being commenced.

Note: The Developer must contact the Highway Management Group, The City and County of Swansea , Guildhall, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please email networkmanagement@swansea.gov.uk.

Placemaking and Heritage:

Welcome the latest amended phase 7 and 8 layout for Upper Bank. The amendments improve the permeability and shorten walking/cycling distances for residents. The outward facing edge comprising numbers 244-254 with front path is a positive amendment that will relate to future development on the adjacent council land.

The amended plan shows the additional tree planting within the plot frontages as requested so this is welcomed.

The plan also annotated the edge boundaries where overlaid by the planning red line as type 5 which is 1.2m metal railings - the treatment is supported but this is quite high and could be reduced to 0.9m metal railings.

No further comments to make and approval is recommended in terms of Placemaking.

Drainage:

We have reviewed the submitted information and based on the strategy entitled "Phase 7 & 8 Areas Drainage Strategy Report dated December 2018" recommend the following.

Condition

No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how surface water and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority. This scheme shall include details of a sustainable drainage system (SuDS) for surface water drainage and/or details of any connections to a surface water drainage network. The development shall not be brought into beneficial use until the works have been completed in accordance with the approved drainage scheme, and this scheme shall be retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason.

To ensure that a satisfactory comprehensive means of drainage is achieved and that no adverse impact occurs to the environment or the existing public sewerage system and to minimise surface water run-off.

Condition

The site shall not discharge at any rate greater than 5l/s/developed hectare as stated in Section 7.3.2.1 of the Drainage Strategy entitled "Phase 7 & 8 Areas Drainage Strategy Report dated December 2018".

Reason

To ensure that a satisfactory comprehensive means of drainage is achieved and that no adverse impact occurs to the environment or the existing public sewerage system and to minimise surface water run-off.

Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or amending that order), Classes A, B, C, D and E of Schedule 2, part 1 shall not apply.

Reason

To protect the integrity of the chosen surface water management system from additional impermeable areas that the SW system is not designed to accommodate.

Ecology:

Description

The site consists of a mixture of former brownfield land and acid grassland and scrub, which forms part of Pluck Lake Site of Importance for Nature Conservation (SINC).

Protected Species

The PEA identified a potential impact on reptiles and nesting birds during vegetation removal.

Protected Sites

Part of the site is within Pluck Lake SINC, and is adjacent to the newly designated Six Pit, Swansea Vale and White Rock Site of Special Scientific Interest (SSSI). Under adopted Local Development Plan policy ER6, the permanent loss of SINC must be mitigated for. As the remainder of the SINC is under council ownership, S106 contribution(s) towards its management are appropriate. The precise sum will be determined based on the nature of the proposed works.

Pollution Prevention

There is potential for pollution of the neighbouring watercourse. A condition should be added to the consent requiring the submission of a Construction and Environmental Management Plan (CEMP) prior to commencement, as requested by NRW. The report also recommends the provision of a fence with dustsheets to prevent dust from blowing into the SSSI and lake.

Drainage

If a SuDS pond is to be created, the pond and surrounding area should be designed to benefit wildlife, with gentle gradients and appropriate planting/management. The appointed ecologist should be consulted for advice, and the information included in the Landscape Design Scheme.

Lighting

The lighting should be designed to avoid any unnecessary lightspill skywards or towards the trees and lake.

Conditions

- A CEMP must be submitted for approval prior to commencement to avoid pollution of the watercourse and SSSI.
- The recommendations included in section 5 of the PEA must be followed (vegetation removal, pollution prevention, enhancement, etc.), and the condition discharged via a summary written by the appointed suitably qualified ecologist.
- A lighting design scheme to be submitted for approval prior to commencement.

Section 106 contribution request

- Flail of scrub (willow, conifer, silver birch etc) to encourage heath £600/day x2 = £1200
- Flail (willow, conifer, silver birch etc) on path verges to encourage moss/lichen (SSSI designation) £600/day x 2 =£1200
- Fell and chip (4 operatives/day) conifer to encourage heath and broadleaved trees £1100/day x2 = £2200
- Strim and rake area(s) of the plant spring sandwort (SSSI designation) £350/day x 2 = £700

- Total = £5300

Environment Officer:

A condition is required for the removal of Japanese knotweed at the site.

Housing:

The Housing Service requires 10% affordable housing onsite in line with the LDP, phased in clusters throughout the site (phasing to be determined/negotiated).

We ask that the AH units include a range of DQR compliant house types/sizes to be transferred to a Registered Social Landlord/Council (to be determined/negotiated). The design and specification of the affordable units should be of equivalent quality to those used in the Open Market Units. This site falls within Swansea East, the Local Housing Market Assessment indicates a need for affordable housing, the highest need is for social rented tenure.

This site falls within the Bonymaen Ward, the ACG band for this is Band 1.

Education:

Education request the full developer's contribution for the English medium secondary school (Cefn Hengoed Comprehensive) and the Welsh medium secondary school (Y.G. Bryntawe). There is no request for a developer's contribution towards Education in respect of the English medium primary school (Cwmglas primary) or the Welsh medium primary school (Y.G.G. Y Cwm) due to the current number of unfilled places (in the primary) and the low impact of this development on pupil numbers.

Primary: no contributions requested for either of the primary schools listed above.

Secondary: the full generated amount of £316,960.00 plus indexation towards Cefn Hengoed Comprehensive to support the development of areas of the leisure centre, to provide additional teaching and learning spaces. With £47,544.00 contribution plus indexation towards Y.G. Bryntawe, to support the development of the former office spaces/6th form areas to provide additional teaching and learning spaces and enhance dining space in line with the proposed increase in pupil numbers.

Placemaking and Heritage:

I have been consulted on the latest amendments for the final phases of Upper Bank.

The amended plan shows the additional tree planting within the plot frontages as requested so this is welcomed.

The plan also annotated the edge boundaries where overlaid by the planning red line as type 5 which is 1.2m metal railings - the treatment is supported but this is quite high and could be reduced to 0.9m metal railings.

I presume the flat elevations has been provided and have been assessed by the Case Officer.

Otherwise I have no further comments to make and approval is recommended in terms of Placemaking.

Pollution Control:

The Pollution Control Division has noted the comments and concerns stated in the letter dated 17/1/19 by NRW, and also the conditions regarding contamination.

The Pollution Control Division also notes the condition for a Construction Environmental Monitoring Plan (CEMP) to be submitted and approved.

Conditions recommended in relation to: land contamination; imported soils; imported aggregates; verification/validation works; and unforeseen contamination.

Dwr Cymru Welsh Water (DCWW):

Conditions recommended to ensure no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Natural Resources Wales (NRW):

Natural Resources Wales have significant concerns with the proposed development as currently submitted. We would recommend that your Authority should only grant planning permission if it attaches the following conditions in relation to: land contamination and pollution prevention. Without these conditions, we would object to the proposal.

Coal Authority:

A mineshaft poses a risk to both public safety and the stability of the proposed development and remedial works to treat it to ensure the safety and stability of the proposed development should be undertaken prior to commencement of the development.

A condition should therefore require prior to the commencement of development;

- The submission of a scheme of remedial works for approval; and
- Implementation of those remedial works.

The Coal Authority therefore withdraws its objection to the proposed development subject to the imposition of a condition or conditions to secure the above.

Glamorgan Gwent Archaeological Trust (GGAT):

We note from the supporting documentation that the site has undergone some clearance; however, we also note that the site investigation has shown the made ground contains elements which are likely to be archaeological remains, relating to the nearby metallurgical industries, as they include building material, metal, slag, ash and sand. It is our experience that industrial remains considered to have been demolished or removed often survive with a high degree of integrity, as noted at Upper Bank (Former Addis Works). As a result, the likelihood of encountering archaeological remains is considered to be potentially medium to high.

In order to mitigate this, we therefore recommend that a condition requiring the applicant to submit and implement a programme of archaeological work in accordance with a written scheme of investigation should be attached to any consent granted by your Members. We envisage that this programme of

Work may include an archaeological watching brief during any ground disturbing work, but will identify any elements of the proposals which may also need to be stripped and recorded, or hand-dug by archaeologists, which will also ensure that a targeted programme of work can be facilitated. The written scheme must have detailed contingency arrangements including the provision of sufficient time and resources to ensure that archaeological features that are located are properly excavated and analysed, and it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

To ensure adherence to the recommendations we recommend that the condition should be worded in a manner similar to model condition 24 given in Welsh Government Circular 016/2014.

Neighbour comments:

The application was advertised in the press and by a site notice. No responses were received to the public consultation.

APPRAISAL

Main Issues

The main issues to consider in the determination of this application relate to the impacts upon the character and appearance of the area, the impacts upon the residential amenity of the future occupiers, the impacts upon highway safety, local infrastructure, drainage, land contamination, land stability and ecology, having regard to the prevailing provisions of the relevant LDP Policies and National Policy guidance. There are considered to be no additional issues arising from the provisions of the Human Rights Act.

Principle of Development

The application site is located entirely within the urban area and forms part of a wider housing allocation under LDP Policy H1. As an LDP housing allocation the principle of residential development at the site has therefore been established, however, the application will need to accord with the relevant technical Policies within the LDP as specified above.

Design and Layout / Visual Amenity

Following officer concerns the layout has been amended to improve the permeability through the site and shorten walking/cycling distances for residents. The layout has also been amended to positively relate to potential future phases to the north east of the site.

The layout flows on from previous phases and includes a continuation of the main spine street through the site. The residual areas are served by a shared surface street which meanders through the site to effectively create two large cul-de-sacs. A total of six house types are proposed in a mixture of brick and render. The design of the development positively relates to key frontages and vistas and this is achieved, in part, by the use of double fronted house types. Off street parking is mainly provided along the site frontages and the plans have been amended to break up these areas with landscaping.

Overall, the submitted details are considered to be acceptable on the basis that scheme forms a continuation of the existing development at Upper Bank. The proposal provides continuity with this development in terms of the layout and design of the scheme. On this basis it is considered that the development would not conflict with LDP Policy PS2 or the thrust of the guidance within the Residential Design Guide SPG.

Residential Amenity

The development has been amended to increase separation distances through the site. The separation distances both within the site and in relation to previous phases are now considered to be satisfactory having regard to the minimum separation distances set out within the residential design guide SPG. On this basis the development would not result in any significant residential amenity impacts and would therefore be in accordance with LDP Policy PS2 and the thrust of the guidance within the Residential Design Guide SPG.

Access and Highway Safety

The street layout continues the main spine street through earlier phases with a 5.5m carriageway and 1.8m footway provision either side. The spine street connects earlier phases through to Brunel Way and will connect to the permanent access off Nantong Way, once constructed. The remainder of the streets comprise a 7m wide shared surface which is a feature of previous phases and is therefore acceptable.

Where the highway changes from a more conventional construction into a more informal shared surface, the applicant has revised the layout and now indicates an entry treatment to indicate a change in the nature of the street. Tactile paving has also been referenced although is not indicated on the plan to provide a pedestrian crossing facility. Highways have noted the design can be finalised under the section 38 Agreement with the Highways Authority.

Car parking is proposed in line with the levels on other phases of this development. This is predominantly provided as frontage parking, in this instance it is thought this will limit the amount of indiscriminate on street parking, assisting in preserving access for service and delivery vehicles.

Highways have expressed some concerns regarding the siting of trees within visibility splays. In response to this concern it is considered that the street trees proposed would not result in any significant visibility or highway safety impacts particularly given the design of the development which creates a low speed environment.

There is a requirement within the relevant Section 73 application relating to the outline planning permission (2018/1204/S73) that no more than 146 dwellings shall be occupied on the site until the permanent access off Nantong Way has been constructed.

As the approval of this development would take the number of dwellings on the wider site over that trigger it will be necessary, in the interests of highway safety, to ensure that none of the dwellings proposed within this development are occupied until such time that the permanent access is in place.

There is a Section 73 application that is currently under consideration relating to the original outline site that seeks to extend the trigger to construct the permanent access, with the effect of allowing no more than 200 dwellings to be occupied prior to construction of the permanent access. This application is currently under consideration.

Highways have offered no objection to the application subject to the conditions and informative notes set out within the comments above. These requirements, where considered necessary, have been included within the recommended conditions and informative notes. Overall, therefore, subject to conditions the development would not conflict with LDP Policies T1, T5 and T6.

Drainage

Surface water would be discharged thorough a combination of an attenuated flows to a local watercourse and soakaways. Foul water would be discharged to the mains system. Dwr Cymru Welsh Water, NRW and the Council's drainage officer have offered no objection to the proposed drainage scheme subject to conditions which are considered to be necessary to ensure there is no adverse impact upon the environment or the public sewerage system.

In view of the foregoing the proposed development would not conflict with LDP Policies EU4, RP1, RP4 and RP5.

Land Contamination

There is potential land contamination at the site given the past commercial and industrial uses at the site. NRW has recommended a suite of conditions, which are considered to be necessary to address potential contamination issues at the site and their associated environmental impacts. The Council's Pollution Control Division have also recommended conditions in relation to the human health risks associated with potential contamination at the site. Subject to conditions, therefore, the development would not conflict with LDP Policies RP1 and RP6.

Land Stability

During the consideration of the application further information has been submitted by the applicant to address concerns raised by the Coal Authority in respect of the mine shaft affecting the site. Following the submission of further information the Coal Authority have noted that the mineshaft poses a risk to both public safety and the stability of the proposed development and remedial works to treat it to ensure the safety and stability of the proposed development should be undertaken prior to commencement of the development.

The Coal Authority have therefore recommended a condition requiring remedial works to be undertaken at the site. Subject to this requirement, which is considered to be necessary in the interests of health and safety, the development would not conflict with LDP Policy RP7.

Ecology

The application site includes part of the Pluck Lake SINC and is located in close proximity to the Six Pit, Swansea Vale and White Rock SSSI.

The application has been accompanied by a Preliminary Ecological Assessment (PEA) prepared by Wildwood Ecology. The PEA identifies potential impacts upon reptiles and nesting birds. The Council's ecology officer considers these can be mitigated through the measures specified within the PEA, which can be secured by a condition. A construction environmental management plan will be required given the ecologically sensitive location of the site and a scheme for the eradication of Japanese knotweed. These requirements can be secured by conditions.

The development will result in the permanent loss of SINC habitat, this cannot be mitigated on site. In order to mitigate and compensate for this loss the developer will be required to provide a financial contribution of £5,300 for works to manage and enhance other areas of the SINC which are within Council ownership. This is considered to be necessary to make the development acceptable in planning terms and for the development to comply with the requirements of LDP Policies ER2, ER6, ER8 and ER9.

Archaeology

GGAT have noted that the made ground at the site contains elements which are likely to be archaeological remains, relating to the nearby metallurgical industries. GGAT note that industrial remains considered to have been demolished or removed often survive with a high degree of integrity, such as those at the former Addis Works. As a result, GGAT consider the likelihood of encountering archaeological remains at the site is potentially medium to high.

In order to mitigate this, GGAT have recommend a condition requiring the applicant to submit and implement a programme of archaeological work in accordance with a written scheme of investigation. This is considered to be necessary to mitigate the potential impact of the development upon the historic environment in accordance with LDP Policy HC2.

Planning Obligations / S106 Issues

Recreation Provision

LDP Policy SI6 states that open space provision will be sought on all residential development proposals with capacity for 10 or more. This will include the creation of new on-site facilities, or improvements to existing local provision. In this respect the outline planning permission included a requirement for an equipped play area and it is considered that this will provide sufficient play space to serve both the outline site and the occupiers of this development. On this basis the development would not conflict with LDP Policy SI6.

Education

The Education department have requested a contribution of £316,960.00 plus indexation towards Cefn Hengoed Comprehensive to support the development of areas of the leisure centre and to provide additional teaching and learning spaces. A contribution of £47,544.00 has been requested towards Y.G. Bryntawe to support the development of the former office spaces/6th form areas to provide additional teaching and learning spaces and enhance dining space in line with the proposed increase in pupil numbers.

LDP Policy SI3 states that where residential development generates a requirement for school places that cannot be met by catchment schools due to school capacity issues, or where there is surplus capacity but investment is required to make existing facilities fit for the purpose of accommodating the additional pupils, developers will be required to make appropriate financial contributions towards the costs of providing new or improved facilities.

In response to this request, the development would generate 20 English medium secondary pupils. Reference to the capacity figures indicates that the school will have 20 unfilled places in 2024, however, there are other existing housing commitments that would take the school over its estimated capacity by 8 no. pupils. On this basis it is recommended that a contribution request of £128,784 would be justified.

There would be sufficient capacity at Ysgol Gyfun Bryntawe to accommodate the 3 no. Welsh medium secondary pupils generated by the development, as such it is not considered that a request for a financial contribution for Ysgol Gyfun Bryntawe would not be justified in this instance.

On this basis it is considered that a financial contribution request would be justified for Cefn Hengoed Comprehensive and it is recommended that this is secured through a S106 planning obligation in accordance with LDP Policy SI3.

Affordable Housing

Under LDP Policy HC3 proposals for residential development on sites with capacity for 5 or more dwellings should provide on-site affordable housing, subject to consideration of the financial viability of the proposal. The application site is located within the East strategic housing policy zone and therefore the Housing department have requested a 10% target percentage for on-site affordable housing. The Local Housing Market Assessment indicates a need for affordable housing with the highest need for social rented tenure.

Viability

The applicant has contested that the site would not be viable if a policy compliant scheme with the requested affordable housing provision, education contribution and ecology contribution is required. The applicant has submitted a viability appraisal in order to support their contention that a policy compliant scheme would not be viable. The assessment includes considerable costs and abnormal costs associated with the development including, amongst other things, the provision of the access off Nantong Way, retaining walls, mine shaft treatment, culvert works and pumping stations. A number of these infrastructure works including the culvert and new access off Nantong Way are, however, associated with previous phases of development as part of the original outline planning permission and are not considered, by the Authority, as relevant to the viability of this current application.

The Council has undertaken its own review of the viability assessment and considers that the site can be developed with the applicant achieving a satisfactory market risk adjusted return. Discussions are currently ongoing with the applicant in order to bring forward a policy compliant development on this allocated housing site. However, in order not to delay the consideration of this application and having regard to the current position based on the Council's review of the applicant's assessment, agreement has been reached with the applicant that the application should be recommended for approval on the basis of the S106 requirements detailed in the recommendation below. Should circumstances change in this regard an update will be provided to the meeting for Members consideration. If, however, the necessary S106 planning obligations have not been signed by the developer in accordance with the timescale provided in the recommendation (3 months) then it is recommended that delegated powers be given to officers to refuse planning permission for the reasons presented below.

Conclusion

This is a full planning application for the retention and completion of a development for the construction of 107 dwellings on an allocated housing site in Pentrechwyth. The development comprises two further phase of the residential development currently taking place at Upper Bank. The proposal is considered to be acceptable in accordance with LDP Policies relating to matters regarding: design/layout; residential amenity; highway safety; drainage; land contamination; land stability; ecology; and infrastructure requirements, subject to conditions and subject to the signing of a S106 planning obligation as specified below.

Regard has been given to the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under Part 2, Section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this decision, the Local Planning Authority has taken account of the ways of working set out at Part 2, Section 5 of the WBFG Act and consider that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the public bodies' well-being objectives set out as required by Part 2, Section 9 of the WBFG Act. For the above reasons the application is accordingly recommended for approval.

Recommendation

Approve, subject to the applicant entering into a S106 planning obligation in respect of the following matters:

- **A minimum of 10% on-site affordable housing provision to include a range of DQR compliant house types/sizes, tenure to be agreed and the dwellings to be transferred to a Registered Social Landlord/Council.**
- **A developer contribution of £128,836 towards improvements to Cefn Hengoed Comprehensive School.**
- **A developer contribution of £5,300 towards ecological mitigation/compensation within the Pluck Lake SINC.**

If the section 106 agreement is not signed within 3 months of the date of the Committee resolution delegated powers be provided to Head of Planning & City Regeneration to refuse planning permission on the basis that the proposal would fail to accord with LDP Policies H3 (On-site Affordable Housing), SI3 (Education Facilities), ER6 (Designated Sites of Ecological Importance), ER8 (Habitats and Species) and ER9 (Ecological Networks and Features of Importance for Biodiversity).

And subject to the following conditions:

- 1 The development shall be carried out in accordance with the following approved plans and documents:

444-9204 C (TYPE A2 SCOTT X3 TERRACED GA PLANS)
444-9205 C (TYPE A2 SCOTT X3 TERRACED GA ELEVATIONS)
444-9208 D (TYPE A4 GEORGE X2 V2 GA PLANS)
444-9209 C (TYPE A4 GEORGE X2 SEMI-DETACHED V2 GA ELEVATIONS)
444-9210 E (TYPE A5 SCOTT X2 & VALE X1 V2 GA PLANS)
444-9211 C (TYPE A5 SCOTT X2 & VALE X1 TYPE B TERRACED GA ELEVATIONS)
444-9214 D (TYPE A7 CHARLES X2 SEMI-DETACHED GA PLANS)
444-9215 D (TYPE A7 CHARLES X2 SEMI-DETACHED GA ELEVATIONS)
444-9216 D (TYPE A8 VALE X2 GA PLANS)
444-9216 V2 D (TYPE A8 VALE X2 GA PLANS)
444-9217 C (TYPE A8 VALE X2 SEMI-DETACHED GA ELEVATIONS)
444-9218 B (TYPE A9 SCOTT X3 TERRACED GA PLANS)
444-9219 B (TYPE A9 SCOTT X3 TERRACED GA ELEVATIONS)
444-9222 E (TYPE A11 MORRIS X4 & VALE X1 GA PLANS)
444-9222 A (TYPE A16 MORRIS X2 & VALE X1 GA PLANS)
444-9223 C (TYPE A11 MORRIS X4 & VALE X1 GA ELEVATIONS)
444-9223 A (TYPE A16 MORRIS X2 & VALE X1 GA ELEVATIONS)
444-9228 A (TYPE A24 SCOTT X3 & VALE X1 GA PLANS)
444-9229 A (TYPE A24 SCOTT X3 & VALE X1 GA ELEVATIONS)
444-9230 A (TYPE A15 MORRIS X2 GA PLANS)
444-9231 A (TYPE A15 MORRIS X2 ELEVATIONS)
444-9244 A (TYPE A22 MORRIS X4 GA PLANS)
444-9246 A (TYPE A23 MORRIS X4 & VALE X1 GA PLANS)
444-9252 A (TYPE A26 SCOTT X1 & VALE X1 GA PLANS)
444-9253 A (TYPE A26 SCOTT X1 & VALE X1 GA ELEVATIONS)
444-9322 B (TYPE A11 MORRIS X4 & VALE X1 TYPICAL SECTIONS), received 19th December 2019.
444-1003 D (LOCATION PLAN - WHOLE SITE), received 9th January 2019.
1006-2 (EXISTING SHAFT PLAN AND SECTION TREATMENT)
1007-2 (PROPOSED SHAFT WORKS PLAN & SECTION)
444-9256 A (TYPE A28 - GEORGE X1 & VALE X1 GA PLANS)
444-9256 A (TYPE A28 - GEORGE X1 & VALE X1 GA ELEVATIONS), received 19th August 2019
444-9258 A (TYPE 29 - SCOTT AND VALE GA PLANS)
444-9259 A (TYPE 29 - SCOTT AND VALE ELEVATIONS), received 5th September 2019
15001 PROPOSED SECTIONS PHASE 7 AND 8 (REV A)
15001-1 PROPOSED SECTIONS PHASE 7 AND 8 (REV A)
15001-2 PROPOSED SECTIONS PHASE 7 AND 8 (REV A), received 11th September 2019
2014_0013-TYPE _C (PROPOSED FRONT, END, REAR AND SIDE ELEVATION)
2014_0013-TYPE _C (PROPOSED GROUND FLOOR PLAN, FIRST FLOOR PLAN AND ROOF PLAN)
444-1106 R (PLANNING ISSUE PHASE 7 AND 8)
444-1300 D (PHASE 7 & 8 LANDSCAPE PROPOSALS), received 7th October 2019.

Reason: For the avoidance of doubt and to ensure compliance with the approved plans.

- 2 No further development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and maintenance company has been established.

Reason: In the interests of highway safety in accordance with LDP Policies T1 and T5.

- 3 No further development shall take place until full engineering details of the highways and footpaths within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include details of the phasing of the highways and footpath construction. The highways and footpaths shall be provided in accordance with the approved details and timescales.

Reason: In the interest of highway safety in accordance with LDP Policies PS2, T1 and T5.

- 4 No dwellings hereby approved shall be occupied until such time that the permanent access off Nantong Way as approved by planning permission 2017/0026/FUL, or any subsequent variation of that permission, has been constructed in accordance with the approved details and is available for use.

Reason: In the interests of highway safety and permeability through the site in accordance with LDP Policies PS2, T1 and T5.

- 5 No further development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how surface water and land drainage will be dealt with and this has been approved in writing by the Local Planning Authority. This scheme shall include details of a sustainable drainage system (SuDS) for surface water drainage and/or details of any connections to a surface water drainage network. The development shall not be brought into beneficial use until the works have been completed in accordance with the approved drainage scheme, and this scheme shall be retained and maintained as approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory comprehensive means of drainage is achieved and that no adverse impact occurs to the environment or the existing public sewerage system and to minimise surface water run-off in accordance with LDP Policies EU4, RP4 and RP5.

- 6 The site shall not discharge surface water at any rate greater than 5l/s/developed hectare as stated in Section 7.3.2.1 of the Drainage Strategy entitled "Phase 7 & 8 Areas Drainage Strategy Report dated December 2018".

Reason: To ensure that a satisfactory comprehensive means of drainage is achieved and that no adverse impact occurs to the environment or the existing public sewerage system and to minimise surface water run-off in accordance with LDP Policies EU4, RP4 and RP5.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or amending that order), Classes A, B, C, D and E of Schedule 2, part 1 shall not apply.
Reason To protect the integrity of the chosen surface water management system from additional impermeable areas that the SW system is not designed to accommodate in accordance with LDP Policies RP4 and RP5.
- 8 Notwithstanding the details indicated within the submitted drainage strategy, 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. 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 in accordance with LDP Policy RP4.
- 9 Prior to the commencement of any further development approved by this planning permission the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken, where necessary.
 4. A verification plan, where necessary, providing details of the data that will be collected in order to demonstrate that the works set out in (3), where necessary, 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.
- Reasons: Potential contamination at the site presents a human health risk and controlled waters at this site are of high environmental sensitivity and contamination is known/strongly suspected at the site due to its previous industrial uses in accordance with LDP Policy RP1 and RP6.
- 10 Prior to occupation of any part of the development hereby approved, a verification report, where necessary, 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, where necessary, for longer terms 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.

Reasons: To demonstrate that the remediation criteria relating to human health and controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site in accordance with LDP Policies RP1 and RP6.

- 11 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.
Reasons: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated in accordance with LDP Policies RP1 and RP6.
- 12 Piling or any other foundation designs using penetrative methods shall not be 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 groundwater.
Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling in accordance with LDP Policy RP4.
- 13 No further development approved by this permission shall take place until a Construction Environmental Management Plan (CEMP) detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: Prevention of pollution to controlled waters and the wider environment in accordance with LDP Policies RP4, ER6, ER8 and ER9.
- 14 Prior to the occupation of any dwelling hereby approved, the means of enclosure at the site shall be constructed in accordance with the details indicated on drawing no. 444-1106 Rev R and shall be retained as such for the lifetime of the development.
Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area in accordance with LDP Policy PS2.
- 15 The external facing materials for the dwellings hereby approved shall be in accordance with the details indicated on drawing no. 444-1106 Rev R.
Reason: To ensure the external facing materials are appropriate to the local context in accordance with LDP Policy PS2.
- 16 The development shall be constructed in accordance with the mitigation measures set out within Section 5 of the Preliminary Ecological Assessment produced by Wildwood Ecology.

Reason: To ensure the development provides satisfactory ecological mitigation in accordance with LDP Policies ER6, ER8 and ER9.

- 17 Prior to any excavations or construction works within the influencing distance of the on-site mine shaft details of a scheme for the remediation of the mine shaft or mitigation measures to deal with the risks posed to the development from the mine shaft shall be submitted to and approved in writing by the local planning authority together with a scheme for the phasing and implementation of the works. The development shall be completed in accordance with the approved details and timescales.
Reasons: To ensure the land is safe and stable to accommodate the proposed development in accordance with LDP Policy RP7.
- 18 No further development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource in accordance with LDP Policy HC2.
- 19 Should any Japanese Knotweed be found on site during clearance or construction works a detailed scheme for the eradication of Japanese Knotweed, including timescales, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and timescales.
Reason: In the interests of the ecology and amenity of the area in accordance with LDP Policies ER8 and ER9.
- 20 The landscaping of the site shall be provided in accordance with the details indicated on plan no. 444-1300 (Phase 7 and 8 - Landscape Proposals). All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of providing a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value in accordance with LDP Policy PS2.

Informatives

- 1 The development plan covering the City and County of Swansea is the Swansea Local Development Plan. The following policies were relevant to the consideration of the application: PS2, IO2, HC2, H1, H2, H3, SI1, SI3, SI6, SI8, ER1, ER2, ER6, ER8, ER9, T1, T2, T5, T6, EU4, RP1, RP4, RP5, RP6, RP7.
- 2 All internal roads, footpaths and public areas shall be laid out and constructed to Highway Authority standards and Specification.

The developer is reminded of the requirement for traffic calming features as outlined in the Section 106 Agreement (section 4). These features must be agreed with the Highways Authority and be completed as a matter of urgency.

Note: The Developer must contact the Highway Management Group, The City and County of Swansea , Guildhall, c/o The Civic Centre , Swansea SA1 3SN before carrying out any work . Please email networkmanagement@swansea.gov.uk.

3 As a minimum we recommend the Construction Environmental Management Plan required by this planning permission should include:

- Identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses.
- How each of those watercourses and pathways will be protected from site run off.
- How the water quality of the watercourses will be monitored and recorded.
- What the construction company intends to do with surface water runoff from the site during the construction phase. Please note that it is not acceptable for ANY pollution (e.g. sediment/silt/oils/chemicals/cement etc.) to enter the surrounding watercourses.
- storage facilities for all fuels, oils and chemicals
- construction compounds, car parks, offices, etc.
- measures for dealing with dust
- measures for dealing with any contaminated material (demolition waste or excavated waste)
- identification of any buried services, such as foul sewers, so that they are protected
- details of emergency contacts, for example Natural Resources Wales Pollution Hotline.

Any drains laid must also be protected in a way that prevents dirty water from the construction site entering them.