

2020/0108/FUL – Land North of Rhodfa Fadog

1. The development hereby permitted shall begin not later than five years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2. The development shall be carried out in accordance with the following approved plans and documents: drainage strategy, transport statement, SK02R7 preliminary drainage layout received 20th January 2020, ecological appraisal report, site investigation report, geotechnical and geoenvironmental site investigation report received 27th January 2020, LT1815.04.001 site layout plan, LT1815.04.001 B site plan, LT1815.04.002 A site sections, LT1815.04.004 A boundary identification layout, LT1815.04.1000 D ground and first floor plans Block 1, LT1815.04.1001 C second floor Page 36 and roof plan block 1, LT1815.04.1002 A sections block 1, LT1815.04.1003 F elevations Block 1, LT1815.04.2001 plans and elevations plots 17-20, LT1815.04.2002 A plans and elevations plots 21-23, LT1815.04.2003 plans and elevations plots 24-29 received 6th July 2020.

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

3. No building shall be occupied until the foul drainage system for the site has been completed in accordance with the approved details. Thereafter no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

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.

4. Other than demolition, no other development shall commence until full details of the following have been submitted to and approved in writing by the Local Planning authority:

- Bat Mitigation Measures, identifying the trees they are to be located on and architectural drawings for the buildings on which they would be located as well as an Implementation Timetable, as set out in sections A5.20 to A5.22 and section A5.25 of the Bat Mitigation Strategy (Appendix EDP 5) (comprising 6 x Schwegler 2F bat boxes or similar and 2 x integrated Schwegler 1FR bat tubes or similar). The approved Bat Mitigation Measures shall thereafter be undertaken in accordance with the approved details and Implementation Timetable and shall be retained for the lifetime of the development.
- Ecological Enhancement Measures, which shall include 2 Swift A. apus nest boxes (eg. Schwegler 17A) and 2 x sparrow terraces eg. Schwegler 1SP or similar as a minimum. The approved measures shall be undertaken in accordance with the approved details within 6 months of the first beneficial occupation of the development hereby approved and shall be retained for the lifetime of the development.

Reason: To ensure no detrimental impact upon protected species and enhanced biodiversity for the development.

5. Prior to the commencement of development other than demolition, as per recommendations contained within section 5.39 of the Bat Mitigation Strategy, a sensitive External Lighting Strategy, designed to ensure that the habitats adjacent to the site are not lit during the operation phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall outline avoidance of impacts of lighting on bats and other nocturnal species, following current guidelines. The external lighting strategy shall ensure that the woodland remains dark. The lighting plan shall reflect the Bat Conservation

Trust's Bats and Lighting in the U.K. (2018) guidance (with light levels only between 2700-3000 kelvin). The development shall thereafter be undertaken in accordance with the approved External lighting Strategy.

Reason: To mitigate against any impact of the development upon protected species due to external lighting.

6. Prior to the commencement of development other than demolition, and notwithstanding the details submitted to date, an Invasive Non-Native Species (INNS) Survey and Remediation Strategy for the removal of any INNS found on site including an Implementation Timetable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved INNS Remediation Strategy and Implementation Timetable.

Reason: In the interests of ecology and to ensure compliance with the Wildlife and Countryside Act 1981.

7. Prior to the commencement of development other than demolition, and notwithstanding the details submitted to date, a Green Infrastructure Strategy of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide an assessment of the existing Green Infrastructure on site and measures to enhance the green infrastructure post development. The development shall thereafter be undertaken in accordance with the approved measures.

Reason: To ensure that the integrity of the green infrastructure is not compromised.

8. The approved boundary treatments (as shown on Drawing No. LT1815.04.004 Rev A.) shall be completed as approved before the dwelling that they serve is occupied and shall thereafter be retained as such.

Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area.

9. No development approved by this permission, other than demolition, shall commence until a Construction Traffic Management Plan (CTMP) and Construction Environment Management Plan (CEMP) detailing all necessary pollution prevention measures for the construction and operational phase of the development and measures to reduce noise and disturbance to neighbours, is submitted to and approved in writing by the Local Planning Authority. The CEMP shall include full details of an Ecological Construction Method Statement, as per recommendations in section 5.43 of the submitted Ecological Appraisal Report. The development shall thereafter be undertaken in accordance with the approved CTMP and CEMP.

Reason: In the interests of highway safety and in the interests of ecology, to ensure compliance with the Wildlife and Countryside Act 1981 and in the interests of neighbouring amenity .

10. Prior to the commencement of development, and notwithstanding the details on the submitted plans, a Tree Protection Plan and Arboricultural Method Statement in accordance with BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the protection of the remaining trees on the site and for the creation of place.

11. The materials to be used in the construction of the external surfaces of the development shall be carried out in accordance with the details shown on the approved plans.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.

12. No development or site clearance, other than demolition of the existing building, shall take place until there has been submitted to and approved in writing by the Local Planning Authority a fully detailed scheme of landscaping including species, spacings and height when planted of all new planting. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development and the mitigation of any trees that are lost.

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 first beneficial occupation of the building(s) 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 maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special 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.

13. Prior to the first beneficial occupation of the development, full details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved by the Local Planning Authority unless an agreement has been entered into under Section 38 of the Highways Act 1980. 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.

Reason: In the interest of highway safety to ensure the streets are managed and maintained appropriately.

14. Notwithstanding the details on the plans submitted to date, full details of the car parking arrangements for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Car parking spaces shall be 2.6 metres width and 4.8 metres length as a minimum and disabled parking bays shall be 2.4 metres width and 4.8 metres length with a 1.2 metre access margin on three side of the parking space. The approved parking spaces shall be clearly demarcated on the ground prior to the first beneficial occupation of the unit that they serve and be retained as such for the parking of vehicles.

Reason: In the interests of highway safety and for the avoidance of doubt.

15. Notwithstanding the submitted details, deliveries to the retail unit(s) shall not be made between 8 am and 9.30 am or between 15:30 and 17:30 on any day.

Reason: In the interests of highway safety and to prevent conflict with other road users at busy times.

16. The retail units hereby permitted shall not be open to customers/visitors outside the hours of 07.00 to 22.00hrs on any day of the week.

Reason: To protect the amenities of the occupiers of nearby residential premises.

17. The retail units hereby approved shall be used for Class A1 purposes as defined in the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) and for no other purpose.

Reason: For the avoidance of doubt as to the nature of the units hereby approved.

18. Prior to the commencement of development other than demolition, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The construction phase of the phase of development shall be undertaken in accordance with the approved SWMP at all times.

Reason: To ensure waste at the site is managed in line with the Waste Hierarchy in a priority order of prevention, re-use, recycling before considering other recovery or disposal option.

19. The development shall be undertaken in accordance with the recommendations of Section 5.46 of the Ecological Appraisal Report received on 27th January 2020.

Reason: To ensure the protection of reptiles during the course of the development.

20. Prior to the commencement of any development other than demolition, full details of the finishes of all retaining walls on site (including the gabion retaining walls) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity.

21. Prior to the first beneficial use of Block 1 (retail units or residential units), the cycle parking shall be provided in accordance with the approved details and retained for the lifetime of the development.

Reason: To ensure adequate cycle provision is made to support sustainable travel options.