

Application Number: 21/0922/LA

Date Received: 10.09.2021

Applicant: CCBC

Description and Location of Development: Demolish existing demountable classrooms and external stores, and erect a two storey extension with single storey entrance link to create 4 classrooms with ancillary accommodation, together with single storey toilet block extension to rear of existing building, re-modelling on site car parking and playgrounds, and associated landscaping - Ysgol Gymraeg Bro Allta Stryd Ganolog Ystrad Mynach Hengoed CF82 7XQ

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Ysgol Gymraeg Bro Allta, Stryd Ganolog, Ystrad Mynach, Hengoed, CF82 7XQ.

Site description: The application site forms part of the Ysgol Gymraeg Bro Allta School site within Ystrad Mynach. It is a Welsh medium Primary School and is located to the south of Ystrad Mynach Primary School. To the West is the A472 main road and to the East is a small lane with residential properties beyond (Central Street) and to the south by both residential properties and community buildings.

Development: Demolish existing demountable classrooms and external stores, and erect a two storey extension with single storey entrance link to create 4 classrooms with ancillary accommodation, together with single storey toilet block extension to rear of existing building, re-modelling on site car parking and playgrounds, and associated landscaping.

The main development comprises a new two storey classroom block. The new block will accommodate four classrooms, toilets, cloakrooms and service provision. A new single storey entrance area will be constructed and the existing main entrance re-modelled to link the new classrooms to the existing main block of the school. In addition to this, once the new extension is complete the existing demountable blocks 154 and 155 (existing Nursery) will be demolished. The site of the demolished demountable buildings will be redeveloped into a new school garden space and hard surface play areas.

Dimensions: The two storey building measures approximately 8.4m wide by 24.8m long with a height (at lowest ground level) of 9m to ridge with eaves height of 7.3m.

The single storey link element has an irregular footprint but measures approximately 5.5m by 5m (max extent) with a height of 3.6m.

The toilet block extension measures approximately 4m by 4m with an overall height of 3.1m.

Materials: The two-storey extension would be finished with brickwork to lower parts of the side and rear elevations and timber effect boarding to the front elevation with the upper parts of the side and rear walls and roof in a dark grey metal Veio cladding system.

Ancillary development, e.g. parking: Amended parking area increasing the existing 14 spaces to 17 spaces. Works to create playground area and associated facilities.

PLANNING HISTORY 2010 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site lies within the defined settlement boundary and it is partially within Flood Zone C2.

Policies: CW2 (Amenity), CW3 (Highways), Policy CW6 (Trees, Woodland and Hedgerow Protection), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Future Wales: the National Plan 2040, Planning Policy Wales (Edition 11), Technical Advice Note 12: Design, Technical Advice Note 15 - Development and Flooding.

SUPPLEMENTARY PLANNING GUIDANCE Supplementary Planning Guidance note LDP 4 (Trees and Development).

Supplementary Planning Guidance note LDP 5 (Car Parking Standards).

Supplementary Planning Guidance note LDP 6 (Better Places to Live).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Transportation Engineering Manager - CCBC - No objections, recommend planning condition to require additional parking is provided prior to occupation.

Senior Engineer (Land Drainage) - Confirm that SAB approval is required for the development and that the applicant has been in dialogue in respect of SAB. Provides advice on drainage and related matters.

Dwr Cymru - Public Sewer Crosses site.

Landscape Architect - CCBC - Raises no objection subject to Landscaping being agreed through a planning condition to ensure suitable landscaping and replacement planting is agreed.

Principal Valuer - No Comments.

Ecologist - The report confirms the use of the main building by a single Pipistrelle bat, however as the roost will not be impacted by the works, this can be discounted. We note that the presence of breeding birds and hedgehog was confirmed on site. Recommends a planning condition to secure biodiversity conservation and enhancement on site.

Head Of Public Protection - CCBC - No objections, recommends planning conditions to address construction impacts.

Senior Arboricultural Officer (Trees) - I can confirm that the proposals relating to trees on this site are now clear and acceptable. Recommends planning conditions related to tree protection.

Natural Resources Wales - NRW confirms that European Protected Species licence is unlikely to be required. In terms of flood risk confirm site is partially within Zone C2 of the Development Advice Map (DAM) and provide advice on Policy position in terms of TAN15 but having reviewed the submitted Flood Consequence Assessment advise they are satisfied that the risks and consequences of flooding are manageable to an acceptable level and offer no objection to the application on flood risk grounds.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent.

Response: There have been 9 objections to the proposed development. In addition, a letter has been received from Hefin David MS in respect of the development. This highlights the concerns raised by a group of his constituents which have been included within the summary of observations below.

Summary of observations:

- Adverse visual impact due to Design of the building including its Industrial appearance and mass, bulk, height and materials. It bears little resemblance to the existing school at odds with the character, pattern of development and cohesion of the site.
- Proximity of building to residents is overbearing with the scale of building (including length and Height) having an adverse impact on the residential amenity of the properties running parallel with the development.
- Loss of light to gardens and rooms.
- Impact on outlook.
- Loss of sunlight.
- Existing issues with trees and overshadowing.
- Loss of privacy in both direct overlooking and perceived overlooking.
- Property Devaluation.
- Existing Traffic and parking issues and likely to increase with additional children.
- Potential for glare.
- Impacts on safety of the lane.
- Poor teaching environment due to lack of natural light.
- The site's position within a Flood Zone (C2) and the proposed use is highly vulnerable development and is incompatible with the declaration by the Council of a Climate Emergency.
- Queries the proposal in relation to requirements of The Well-being of Future Generations (Wales) Act 2015.
- Suggests that additional land should be transferred to Ysgol Bro Allta from Ystrad Mynach Primary School.
- The rushed determination of a planning application prior to the new TAN15 coming into force on the 1st December 2021 and prior to the considerations of the implications of work on the Replacement Local Development Plan in terms of demand for Welsh Medium Education within the catchment of Ysgol Bro Allta.
- Future provision of Welsh medium education places should be considered given the constrained nature of the application site and in the context of the forthcoming Replacement Local Development Plan and possible future housing allocations.
- Building should be relocated elsewhere within the site.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? An Ecological Impact Assessment was submitted with the application which was informed by dusk emergence bat activity surveying. A single solo pipistrelle was observed emerging from the easternmost southern aspect gable apex ridge of the school during the first such survey indicating use as a day roost. However, no other such activity was recorded. The report noted that the location where the roost was observed will not be adversely impacted by the proposed works. Natural Resources Wales have been consulted and have advised that the proposed development is unlikely to give rise to the need for an EPS licence application but have advised that the Ecological Impact Assessment is included on the approved plans condition. It is considered appropriate to include the report on the plans condition and to provide informative advice to the applicant in respect of bats.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not Liable.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The principle of development is acceptable relating to extensions to an existing educational use within the defined settlement boundary of Ystrad Mynach according with adopted Local Development Plan Policies CW15 (General Locational Constraints) and SP5 (Settlement Boundaries). The main considerations for the application are the visual appearance of the development on the character of the area, impact on neighbour amenity and flood risk considerations.

Design and Visual impact

The design of the proposed extensions and associated works are considered acceptable. The main two storey extension is contemporary in style with steeply pitched roof and glazed gable ends. It would be finished in a mixture of red facing brick (to match the existing school) on some lower elevations and with a dark grey metal roof/upper wall cladding with standing seam detail. The south facing front elevation would include timber effect cladding boarding's to a recessed gable. The associated single storey link element and toilet block are also appropriate in their form. Whilst the ridge height of the two storey extension would exceed that of the main school building the resultant form and appearance is appropriate for the setting and topography with further built development to the north (Ystrad Primary School and dwellings on and around Lewis Street) already having built form above the Welsh School's ridge height. The proposal would have an acceptable impact on the character of the area according with adopted Local Development Plan Policy SP6 (Placemaking).

Neighbour Amenity

In terms of the impact on neighbour amenity it is noted and acknowledged that the proposed new building would lead to a change in outlook for the nearest residents most notably those properties on Central street (no's 57-67 odds only) whose rear amenity areas are to the east of the intervening lane adjacent to the site and these properties would be in line with the new building's eastern elevation. At present these properties have views towards the school site but existing trees/planting provide the main backdrop. The new building would introduce a significant length of massing along the opposite side of the lane (the building has a side elevation of just less than 25m in length). The main school site, at the point where the building would be located, ranges in height between approximately 1-2m below that of the adjacent lane which is broadly commensurate with the rear amenity areas of properties on Central street. Taking this level difference into account the visible part of the proposed building for these adjacent properties on Central Street would view the side elevation of the new building to a height to the eaves of the building between approximately 5-6m in height. The bottom portion of the building being masked below the lane level. The roof form of the building would then increase in height away from the lane back to the main ridge within the school site.

In determining whether the impact on outlook is acceptable for residents the following factors have been considered. The building would be separated from the rear amenity area of properties on Central Street by approximately 5m at the closest point with the public lane forming an intervening feature between the building and these amenity areas. The rear amenity areas of the terrace properties on this part of Central Street are of a generous size (typically around 10-12m) and there are a mixture of two storey and single storey rear projections on properties in this part of Central street. The new building will be separated from existing rear facing windows in the attached rear projections of houses on Central street by separation distances greater than 15m (at the closest point).

The applicant has submitted cross sections which indicate that the building will meet the 25 degree rule from existing windows in the dwellings within this part of central street indicating that there will be no unacceptable impact on light to these dwellings' habitable rooms from the development.

In terms of overshadowing the building is located broadly to the west of residential properties in an area where there are a number of existing trees on the existing eastern school boundary and also there is the existing school building behind. Whilst the building will represent an increase in massing and height on the boundary which would be present all year round it is not considered that the additional overshadowing resulting from the development will be so persistent to residents to have an unacceptable impact on neighbour amenity.

Following discussions with the applicant the scheme has been revised to include windows to the east facing side elevation. These windows will be obscure glazed and have opening restricted to a maximum of 100mm (10cm) to prevent any material overlooking to the rear gardens and fenestration contained within the rear facades of

properties on Central Street. The proposed new windows on the east elevation have variation in their size and vertical/horizontal emphasis and some include adjacent coloured panels. The purpose is to provide interest to the facade and break up the proposed massing of wall cladding, whilst also providing additional light to rooms within the building. The windows on the south facing front elevation and north facing rear elevation are not considered to have any unacceptable impacts in terms of overlooking to residential properties in the area (including flats at Lisburn Court to the south). The development is considered to have an acceptable impact on the existing levels of amenity of all surrounding residential properties according with Policy CW2 (Amenity).

Flood risk

The application site lies partially within designated Flood Zone C2 as is the situation with the existing school buildings. Natural Resources Wales have provided a consultation response which highlights a conflict with Technical Advice Note 15 (Flood Risk and Development) in section 6 which advises that "highly vulnerable development should not be permitted in Zone C2". However Natural Resources Wales have provided further comments that they have reviewed the submitted Flood Consequence Assessment and are satisfied that the risks and consequences of flooding are manageable to an acceptable level. Natural Resources Wales state that they have no objection to the application on flood risk grounds.

In respect of the comments that Highly Vulnerable development should not be permitted within flood zone C2 regard has been had to section 11 of Technical Advice Note 15 (TAN15). This advises that "where a site falls partially within zone C it will be a matter for the planning authority to judge whether to apply section 6. The Environment Agency will assist planning authorities in coming to their decision on whether the consequences of flooding are acceptable, in terms of the risks to people and property" (TAN15 section 11).

This application involves the provision of improved accommodation for an existing highly vulnerable development (the school). It will result in the removal of demountable classrooms which are located wholly within the flood zone and the provision of buildings (including a two-storey building) which instead are partially within the flood zone. Natural Resources Wales, who as the successor to the Environment Agency in Wales, are the specialist advisors on flood risk. They have raised no objection to the development. It is therefore considered taking into account the above factors that TAN15 section 6 should not be applied in this instance and that the development is acceptable in flood risk terms.

Access and parking.

The proposal includes works to alter and extend the existing parking arrangements which would increase parking by 3 spaces. The Highway Authority have reviewed the proposal and consider that the parking numbers are acceptable noting the net additional floorspace (61.5sqm) would be limited due to the demolition works also included within

the proposal. The development accords with Policy CW3 (Highway) in having an acceptable impact on the highway network and parking provision for the school.

Comments from Consultees: Addressed in the body of the report.

Comments from public: Adverse visual impact due to Design of the building including its Industrial appearance and mass, bulk, height and materials. It bears little resemblance to the existing school at odds with the character, pattern of development and cohesion of the site.

The design of the building is contemporary in nature not seeking to replicate the form of the adjacent Victorian School but can be "read" as a new addition with architectural styling of its time of design and construction. The building includes elements such as the brickwork to provide some common features with the existing school building. It has a higher ridge height than the existing school however the link element is single storey and the massing of the proposed building is considered acceptable. It will be viewed from the south in conjunction with the rising topography of the area which includes the adjacent primary school which rises above the site. When viewed from the north it will also be mainly seen in context with the higher plateau containing the adjacent Ystrad Primary School buildings. It is considered it will have an acceptable visual appearance and impact on the character of the area according with Policy SP6 (Placemaking).

Proximity of building to residents is overbearing with the scale of building (including length and Height) having an adverse impact on the residential amenity of the properties running parallel with the development.

Loss of light to gardens and rooms.

Impact on outlook.

Loss of sunlight.

The scale of the building has been considered in respect of its relationship and separation from existing residential properties and their amenity areas and is not considered to have an unacceptable impact on neighbour amenity in terms of light, outlook or overshadowing. The application has been amended to include windows to the eastern side elevation each of which will be obscurely glazed and restricted in its opening to maintain privacy to neighbours but will add interest to the appearance of the east facing façade. The proposal is considered to have an acceptable impact on neighbour amenity according with Policy CW2 (Amenity).

Existing issues with trees and overshadowing.

The development will result in the removal of a number of trees (including Ash trees impacted with Ash Die-back disease) with replacement planting to be agreed within a Landscaping scheme. There are several Oak trees retained including one (T8) located

at the northern end of the site which makes a significant contribution to the amenity of the area. Notwithstanding this, it is not the role of the planning system to deal with existing issues such as this in the determination of a planning application.

Loss of privacy in both direct overlooking and perceived overlooking.

The east facing windows do not allow overlooking due to their obscure glazing and the south facing front elevation and north facing rear elevation glazing is sufficiently angled and separated from residential properties to avoid any unacceptable overlooking.

Property Devaluation.

This is not a material planning consideration.

Existing Traffic and parking issues and these are likely to increase with additional children.

The Highway Authority have been consulted and have offered no objection to the development and consider the proposed additional parking to be sufficient for the additional floorspace created by the development.

Potential for glare.

The external finish of materials are required to be submitted for the written approval of the Local Planning Authority allowing for agreement of materials which will not cause undue glare to residents.

Impacts on safety of the lane.

The lane is adjacent to the eastern side of the school site and the school is located at a lower level with existing planting to the boundary.
It is not considered that the proposed development will have such substantial impacts on the lane to cause impacts in terms of safety or unacceptable loss of natural surveillance.

Poor teaching environment due to lack of natural light.

The proposed classrooms have windows and considering the positioning of the fire escape and adjacent buildings it is considered that the proposal would result in acceptable teaching and learning environment.

The site's position within a Flood Zone (C2) and the proposed use is highly vulnerable development and is incompatible with the declaration by the Council of a Climate Emergency.

The issue of flood risk has been addressed in the report and the provision of improved facilities within an existing school site with removal of single storey demountable buildings located wholly within the flood zone to be replaced by accommodation including a two storey building which is partially within the flood zone is considered acceptable. The building has also been designed with enhanced thermal insulation to achieve a minimum 10% improvement on the building regulations standards for conservation of fuel and power. It is considered that the proposal is not incompatible with the statement of a climate emergency.

Queries the proposal in relation to requirements of The Well-being of Future Generations (Wales) Act 2015.

The development will enhance facilities in a Welsh Language School and flood risk has been considered and deemed acceptable. It is therefore considered that the proposal accords with the overall thrust of the Well-being of Future Generations (Wales) Act 2015 having significant benefits through the provision of enhanced facilities for education for the local community in particular with children and their educational and social development including Welsh language skills. In terms of the Act's seven well-being goals (A Prosperous Wales, A Resilient Wales, A Healthier Wales, A More Equal Wales, A Wales of Cohesive Communities, A Wales of Vibrant Culture and Thriving Welsh Language and A Globally Responsible Wales) as the development will assist with the ability of the school to educate children it is considered that it will meet all of the seven well-being goals in various ways. These include through the school's contribution to a number of National well-being indicators such as: Healthy Lifestyle (children) [indicator 05], Young children developing the right skills [06], People Speaking Welsh every day [36], People able to speak Welsh [37] and Participation in sporting activities [38]. It is considered that the sustainable development principle within the act is also met by the development and this will seek to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Suggests that additional land should be transferred to Ysgol Bro Allta from Ystrad Mynach Primary School.

This would be a separate matter for the educational department to consider and is not considered relevant to the determination of the development proposed.

The rushed determination of a planning application prior to the new TAN15 coming into force on the 1st December 2021 and prior to the considerations of the implications of work on the Replacement Local Development Plan in terms of demand for Welsh Medium Education within the catchment of Ysgol Bro Allta.

Future provision of Welsh medium education places should be considered given the constrained nature of the application site and in the context of the forthcoming Replacement Local Development Plan and possible future housing allocations.

The implementation of a new version of Technical Advice Note 15 has been suspended by Welsh Government until 1st June 2023 who have written to all Local Planning Authorities in Wales and advised that the existing TAN15 and the Development Advice Map will continue in the meantime as the framework for assessing flood risk. The adopted Caerphilly County Borough Local Development Plan up to 2021 is the extant development plan for considering planning applications against and the Replacement Development Plan cannot be given significant weight at this stage. It is noted that the Delivery Agreement with Welsh Government indicates that the replacement plan will not be subject to Statutory Deposit plan consultation until February-March 2023 with an indicative independent examination identified as possibly occurring in March-October 2024. The future provision for Welsh Medium education within Ystrad Mynach and the wider County Borough is a matter for the Education department to plan for and the current application has to be considered on its planning merits. In that regard it would not be reasonable to delay the determination of this application until such time as a replacement local plan comes into force.

Building should be relocated elsewhere within the site.

The Local Planning Authority has considered the siting and design of the building and considers it to be acceptable.

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

The proposed development is acceptable in principle and the design and form of the building and associated works will have an appropriate impact on the character of the area and will not have an unacceptable impact on neighbour amenity or highway safety. It is recommended for approval accordingly.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, drawing reference P01;
Proposed Site Plan, drawing reference P04 revision A;
Proposed Floor Plan, drawing reference P05 revision A;
Proposed Elevations Plan, drawing reference P06 revision B;
Proposed Building Sections Plan, drawing reference P07 revision A;
Demolition Plan, drawing reference P08 revision A;
Ecological Impact Assessment by Wildwood Ecology, reference WWE20163 ECIA REV B FINAL, dated 7 September 2021.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of work on site, a method statement setting out the manner in which the existing building is going to be demolished shall be submitted to and agreed in writing with the Local Planning Authority. The demolition shall thereafter be carried out in accordance with the agreed statement unless it is varied with the written agreement of the Local Planning Authority.
REASON: To ensure that the demolition is carried out in an appropriate manner in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.

REASON: In the interests of public health.

- 07) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WPGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.

REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

- 08) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.

REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

- 09) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) An external or integrated bird box shall be built into the new build at the gable apex or at the eaves on the north or west elevations. The box shall be retained in situ for a minimum of five years.

REASON: To provide nesting for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

- 11) The development shall be carried out in accordance with the submitted Treecare Consulting report titled "BS5837 Tree Information Ysgol Gwmraeg Bro Allta" dated 10.2021 and related information which shall include (inter alia):
Tree protection to the specification provided on page 9 of the survey by Treecare Consulting - BS5837 Tree Information Ysgol Gymraeg Bro Allta, including the signage.
The location of the tree protection fencing will be in accordance with the Tree Retention/Removal with Tree Protection, Drawing P11 Dated 22/10/21.
An Arboricultural Consultant will be present, with a watching brief, for any and all clearance/construction work adjacent to T8 Oak, to the north east of the site.
An Arboricultural Consultant will be present, with a watching brief, for works to clear existing and install proposed hard surfacing within the root protection area of T10 Oak, to the southern boundary.
No services, underground or overhead, are to be installed within or over any of the root protection areas highlighted on these drawings. Where there may be conflicts within the drawings, the tree protection will take precedence, unless first agreed with the Council's Tree Officer.
REASON: In the interests of the visual amenity of the area in accordance with policies CW2, CW6 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 13) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

WARNING: SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
website: www.caerphilly.gov.uk/sab

1. WARNING - SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991)/AERPHILLY COUNTY BOROUGH COUNCIL LAND DRAINAGE BYELAWS (2018) REQUIRED: Please note that Caerphilly County Borough Council operate Land Drainage Byelaws and that works on a near a watercourse may require Ordinary Watercourse Consent (OWC). The erection or construction of any Building or Structure within the Byelaws distance is only permitted following written consent from the Lead Local Flood Authority. Planning Permission granted here does not remove the requirement for approval from the Lead Local Flood Authority to be obtained.

You are advised to contact the Lead Local Flood Authority. Their contact details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: <https://www.caerphilly.gov.uk/Services/Roadsand-pavements/Flood-riskmanagement/Consent-to-work-on-an-ordinarywatercourse>

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all

works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please find attached the comments of Natural Resources Wales, Senior Engineer (Land Drainage) that are brought to the applicant's attention.