

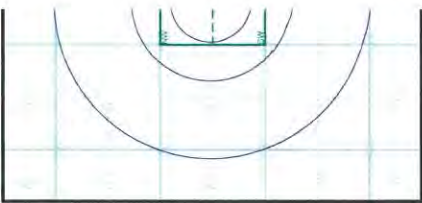
Source map(s)

The historical maps shown were at the scale adopted for Enlghar the 1:2,500 scale was adopted used to update the 1:10,560 m. often some years later than the were based on the Cassini Pro county or group of counties, gh areas. In the late 1940's, a Pro the 1:10,560 mapping from a n unfinished - with all military car maps were initially overprinted 1:10,000 maps were produced revision process continued until 10 years or so for urban areas.

Map Name(s) and

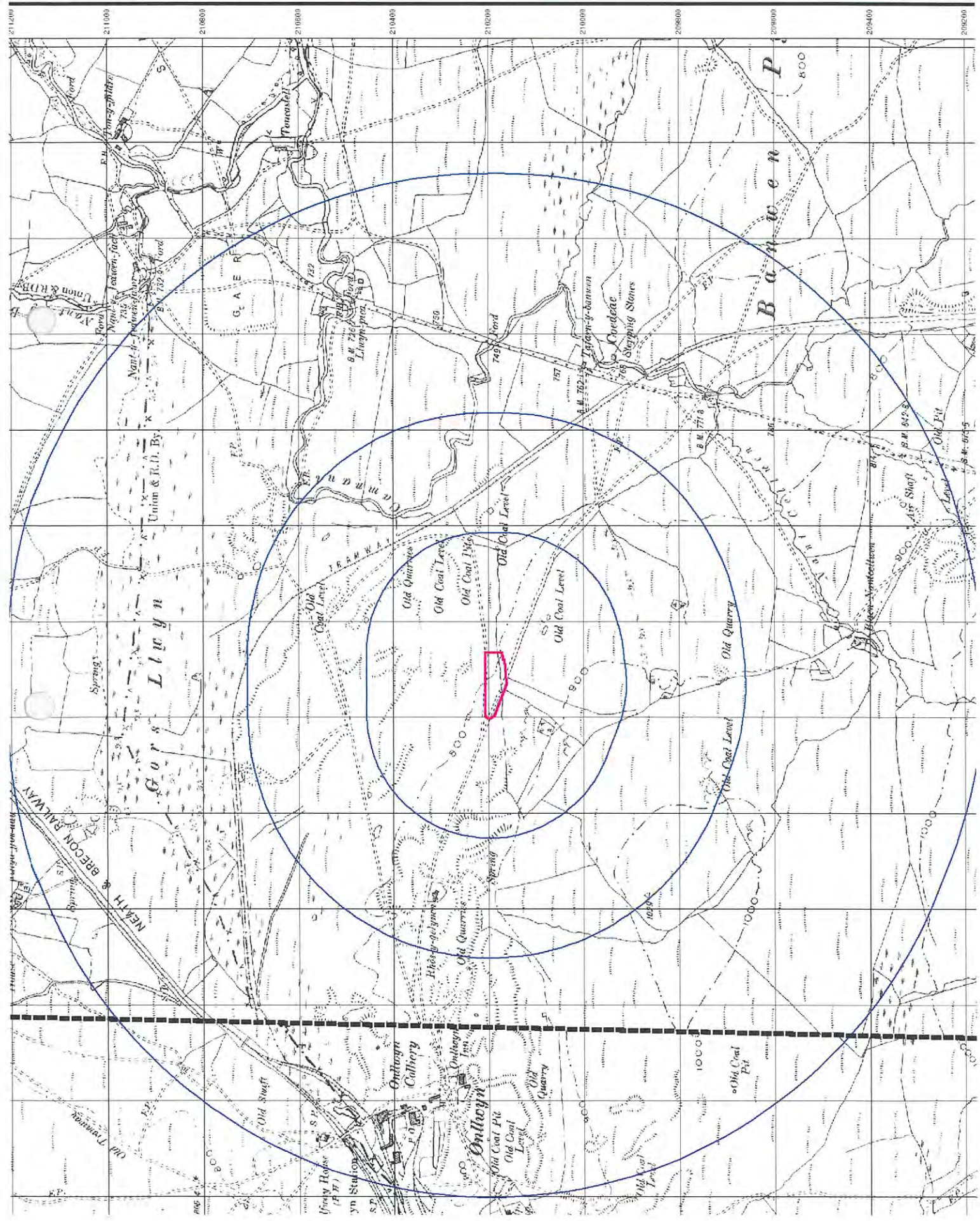
043NE 1905 1:10,560
043SE 1905 1:10,560

Historical Map -



Order Details

Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):



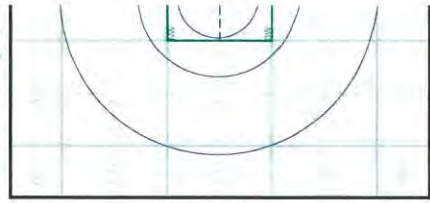
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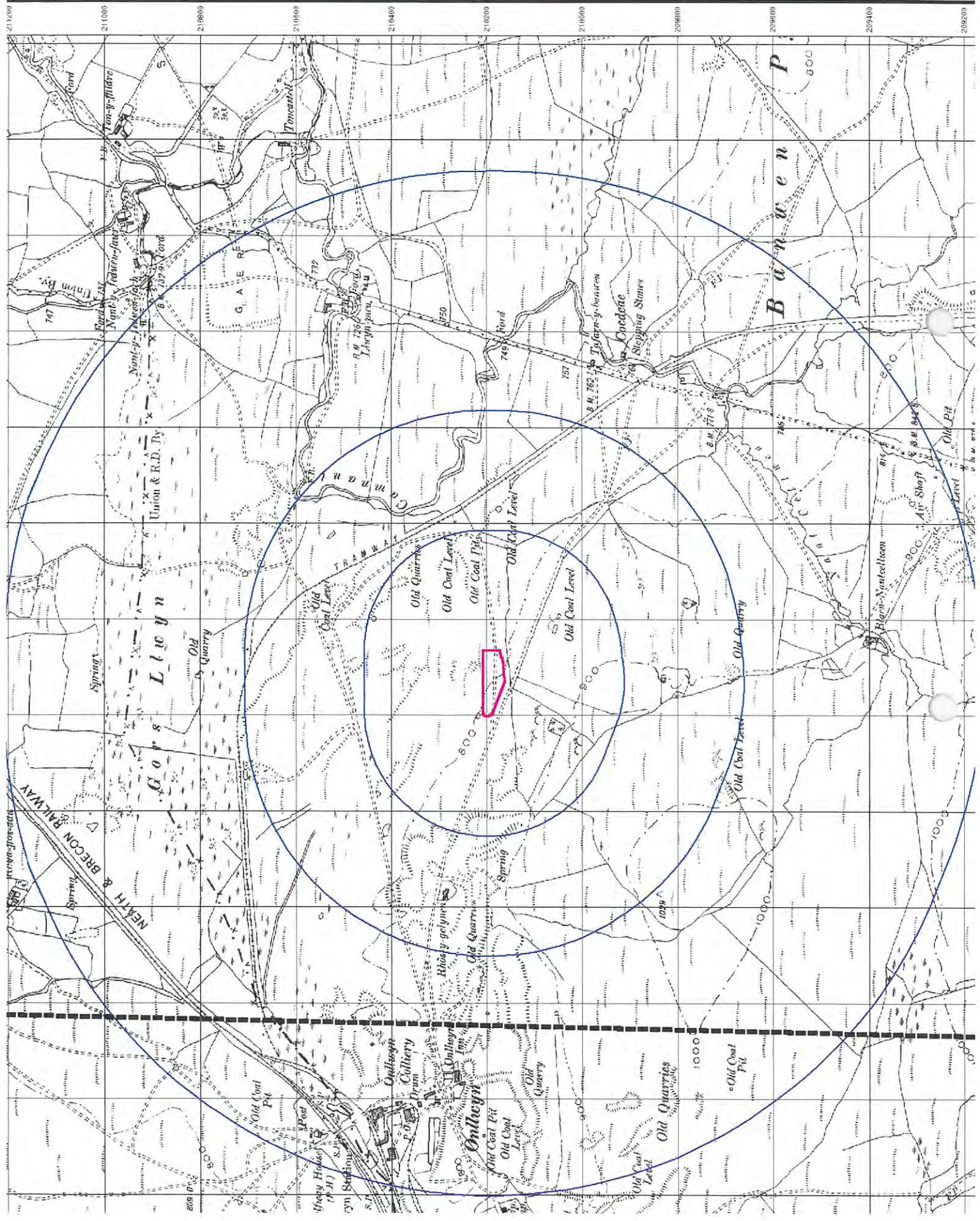
- 003SE
- 1901
- 1:10,560

Historical Map -



Order Details

Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):



Published 1001

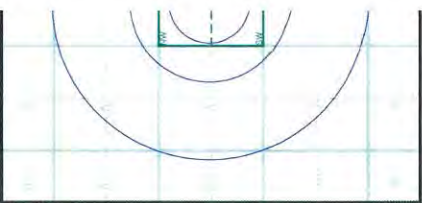
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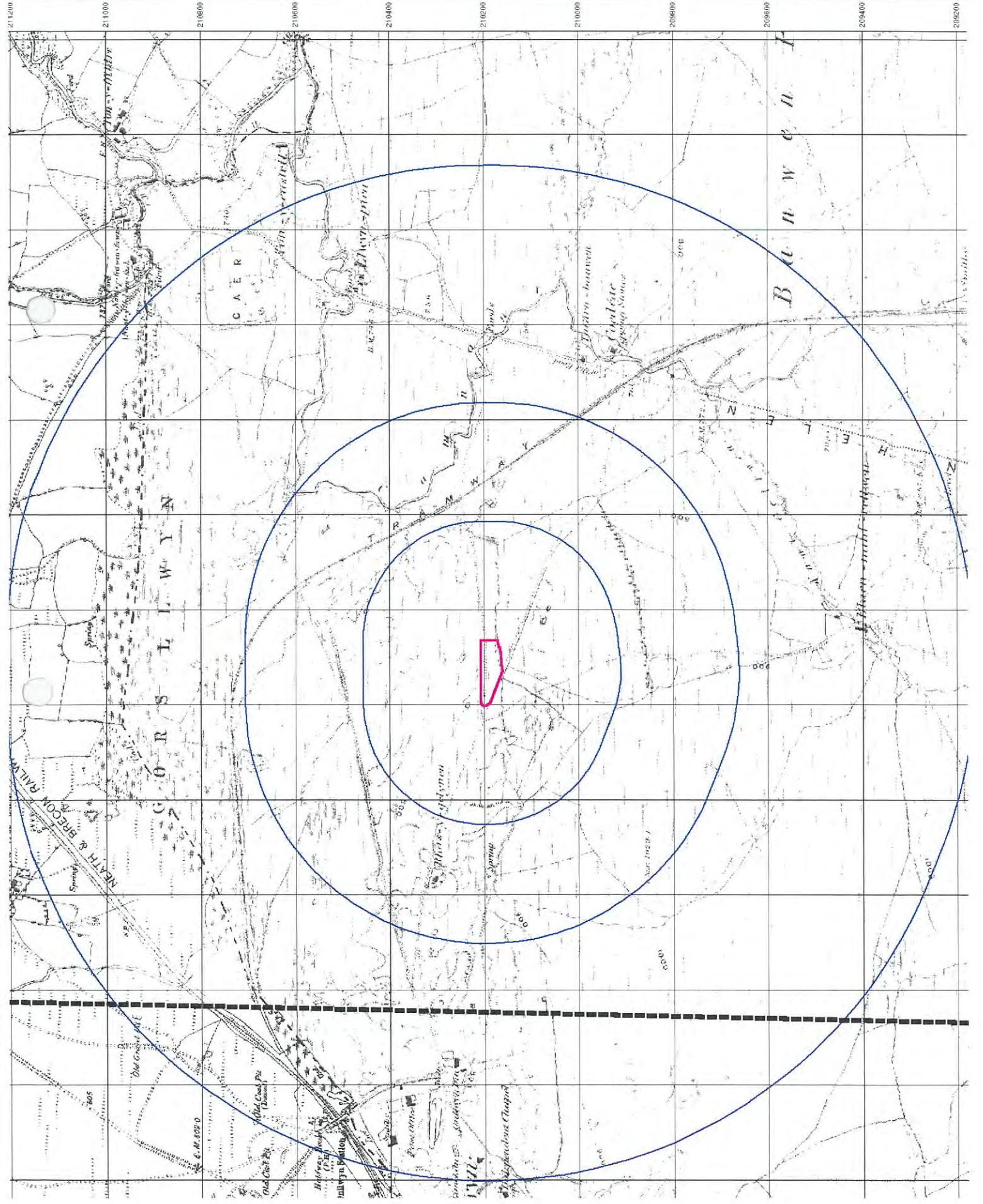
043NE 1888 1:10,560	043SE 1888 1:10,560
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Historical Map -



Order Details

Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):



1:10,560

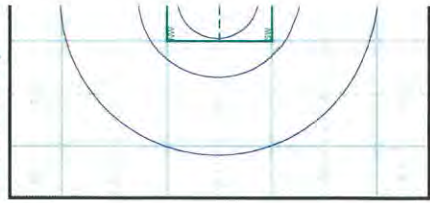
Source map source

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Map Name(s) and

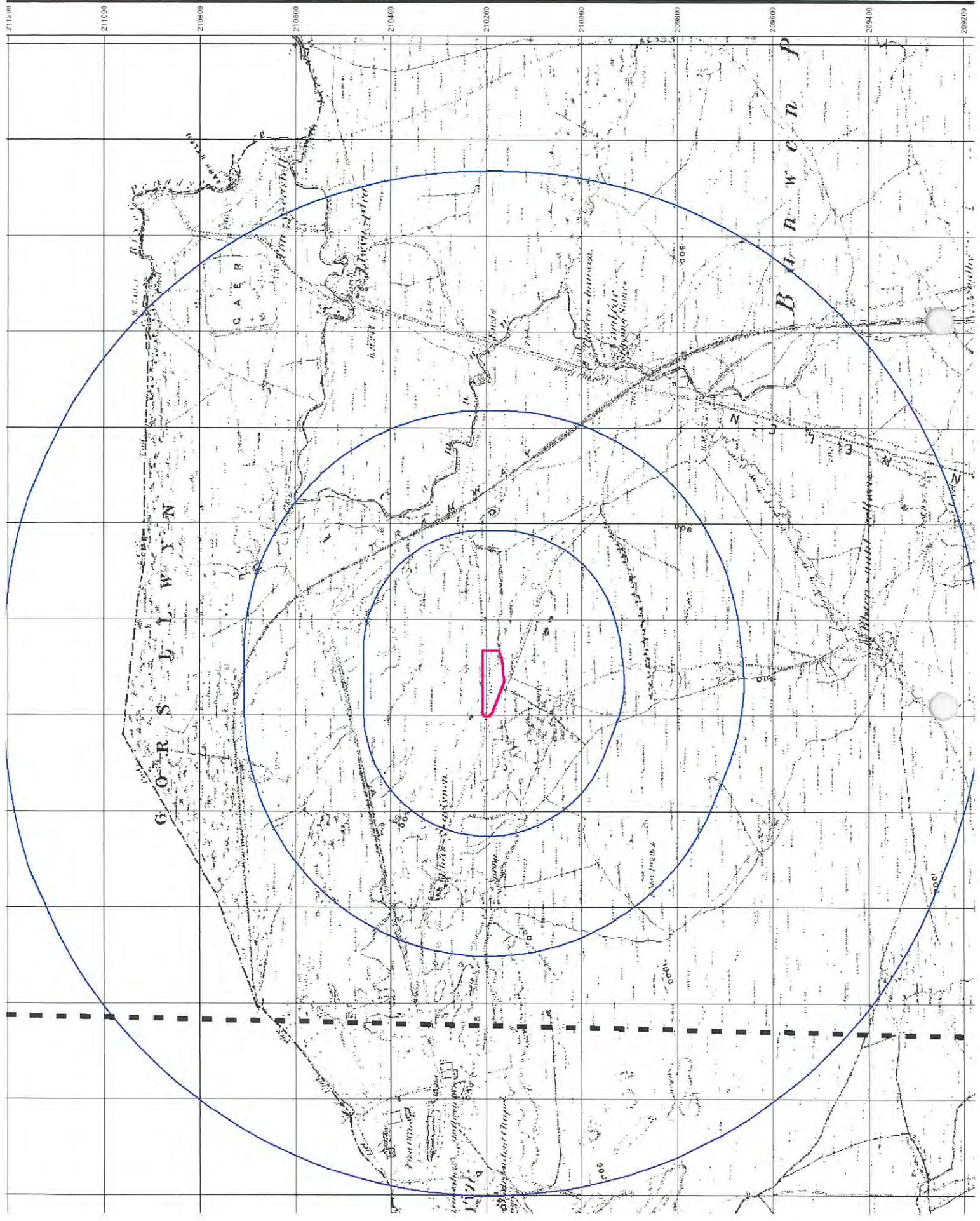
00300
1883
1:10,560

Historical Map -



Order Details

Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):



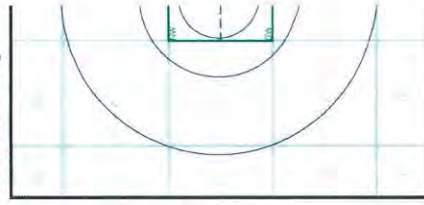
Glamorganshire
Brecknockshire
Glamorganshire
Brecknockshire
Brecknockshire
Brecknockshire
Ordinance Survey Plan
Ordinance Survey Plan
Ordinance Survey Plan
Ordinance Survey Plan
10K Raster Mapping
10K Raster Mapping

	Gravel Pit		Reuse up or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only) District, Unitary, Metropolitan, London Borough boundary		Civil, parish or community boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)

	Gravel Pit		Disused Pit or Quarry
	Sand Pit		Refuse or Slag Heap
	Dunes		Coniferous Trees
	Orchard		Bracken
	Marsh		Building
	Scrub		Glasshouse
	Heath		Sloping Masonry
	Reeds		Pylon
	Coppice		Electricity Transmission Line
	Rough Grassland		Shingle
	Saltings		Sand
Direction of Flow of Water			
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		Shown alternately when coincidence of boundaries occurs

		
Pit	Pit	Pits
		
Shingle	Shingle	Orchard
		
Reeds	Reeds	Marsh
		
Deciduous	Deciduous	Brushwood
		
Furze	Furze	Rough Pasture
		
Trigonometrical Station	Bench Mark	Well, Spring, Boundary Post
		
Surface Level	Surface Level	Surface Level
		
Fenced	Fenced	Fenced
		
Un-Fenced	Un-Fenced	Un-Fenced
		
Sunken Road	Sunken Road	Raised Road
		
Road over Railway	Road over Railway	Railway over River
		
Railway over Road	Railway over Road	Level Crossing
		
Road over River or Canal	Road over River or Canal	Road over Stream
		
Road over Stream	Road over Stream	Road over Stream
County Boundary (Geographical)		
County & Civil Parish Boundary		

Historical Map - :



Order Details

Order Number:
Customer Ref:
National Grid Reference
Slice:
Site Area (Ha):
Search Buffer (m):

	Gravel Pit		Reuse up or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
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	County boundary (England only) District, Unitary, Metropolitan, London Borough boundary		Civil, parish or community boundary
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	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)

Annex A Landmark Information Historical Maps

SECTION 3 Assessment of the Risk from Past Shallow Coal Mining

The stratigraphical sequence beneath the site is anticipated to be:

- Superficial boulder clay in areas overlain by made ground
- **Lower Bluers coal seam** in superficial deposits (south west of site)
- Measures
- **Rhyd coal seam**
- Measures
- **Grey coal seam**
- Measures
- **Lower**
- Measures

The Coal Authority states that the property is in an area where they believe there is coal at or close to the surface and that this coal may have been worked sometime in the past.

The geological map of the area records the Upper Bluers Coal Seam to outcrop in the western boundary of the site. The Lower Bluers, Rhyd Grey and Lower Coal seams are anticipated to lie beneath the site at shallow depth.

These coal measures are of a workable thickness and the proximity of old shafts and adits in the area support the possible presence of unrecorded workings having taken place beneath the site.

Therefore, it is concluded that there is a risk of unrecorded shallow coal workings having taken place beneath the site.

In order to quantify the risk an intrusive investigation comprising rotary boreholes is required to confirm the depth of the shallow coal seams, the amount of sound rock head cover and the presence or otherwise of unrecorded workings.

2.2 Site History (Continued)

2000, 2006, 2010

These editions show no change to the site area. A coal washery is present at the opencast site, 500m to the northwest.

2.3 Geology

The 1:10 000 scale geological map of the area (Sheet SN 81 SE) shows the site to be underlain by Lower Coal Measures strata of Carboniferous Age. This unit comprises interbedded cyclothem of mudstone, sandstone and coal seams with occasional marine bands.

The conjectural outcrop of the 'Upper Bluers' coal seam is shown to outcrop on the western boundary of the site. The conjectural outcrop of the 'Lower Bluers' 'Rhyd' 'Grey' and 'Lower' coal seams lie to the north and strike in a north west to south east direction. The strata in this area are shown to dip at approximately 4° to 5° in a southerly direction. Therefore, the above seams will underlie part or the whole of the site at shallow to moderate depth.

An old level is shown to the north east of the site heading in a southerly direction. Another old level is also shown 200m to the east of the site again heading in a southerly direction.

Superficial deposits in the form of Glacial Boulder Clay are likely to overly the solid geology.

Due to the past use of the area for the tipping of colliery spoil, a thin veneer of these materials may overlie part or whole of the site.

2.4 Coal Mining

The Coal Authority Report states that the property is not within the zone of likely physical influence on the surface from past recorded underground workings. However, the property is in an area where the Coal Authority believes there is coal at or close to the surface. They further state that this coal may have been worked sometime in the past.

There are no known coal mine entries within, or within 20m of the boundary of the site.

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the site.

The Coal Authority Mining Report is presented in **Annex B**.

SECTION 2 Review of Existing Data

2.1 Physical Setting and Current Site Use

The site is located at Ty Maes Marchog, Main Road, Dyffryn Cellwen SA10 9HR. The site is at a National Grid Reference of 285070 210190. The site is irregular in shape and occupies an approximate plan area of 0.49 hectares.

The site is currently occupied by a residential care home with surrounding grassed areas and car parking. The site is bounded by the A4109 to the north and 'Main Road' to the south. Residential houses locate to the south east of the site and to the east is an area of undeveloped land.

The site location is given in **Drawing 01**. The current site layout is presented in **Drawing 02** and proposed site layout in **Drawing 03**.

2.2 History

Historical Ordnance Survey maps have been procured from Landmark Group. The maps are presented in **Annex A** and a summary of the site history is presented below. All measured distances are approximate.

1878, 1883 1888, 1901, 1904 and 1905

These editions show the site to form part of a field. A track way is present on the northern boundary and a watercourse on the southern boundary that flows to the north east. A water course (named Camnant) is present 400m to the northeast. A tramway is present 250m to the northeast. Old quarries locate 200m to the north east of the site. The Maesmarchog Colliery is present 1.40km to the south east. The surrounding area comprises hill farmland with numerous old Coal Levels within 500m of the site. The Neath & Brecon Railway is present 1km to the north-west running in a north eastern direction. A settlement named Onllywn is located 1km to the west with a Colliery and quarries in close proximity. By 1901, four old coal level/pits are noted within 200m and the Maesmarchog Colliery is now disused.

1919 and 1921

These editions show the settlements of Dyffryn Cellwen and Banwen to have been constructed immediately to the south of the site and 600m to the south east, respectively that comprise, mainly terraced houses. The surrounding area remains unchanged.

1962, 1964, 1965 and 1978

These editions show tipping of colliery spoil on the site and to 600m to the north, north west and west of the site. By 1962 a public lavatory locates in the southern corner of the site and three small buildings locate in the east of the site. This tipping is associated with the Onllwyn Colliery, which has expanded considerably by 1962. By 1962 mineral railways locates 140m to the north of the site. Further small scale residential development has occurred in Onllwyn and Dyffryn Cellwyn, notably to the south and east of the site. The tipping has increased in extent by 1964. The surrounding area remains unchanged.

1988, 1989 and 1993

A large building (Ty Maes Marchog) and an associated surgery has been constructed on site. These editions show no change to the site area. The watercourse has been removed and is likely culverted along the southern margin. A public toilet locates in the west of the site. Opencast coal workings are now present 500m to the north west. The railway, to the north, has become disused, however, the railway line is active from the south west of the opencast. The surrounding area remains unchanged.

SECTION 1 Introduction and Proposed Development

NPT Homes Limited is proposing to construct six new detached residential properties, with gardens, garages and driveways, Ty Maes Marchog, Dyffryn Cellwen.

The Willdig Lammie Partnership Limited are the Architects for the proposed development.

Terra Firma (Wales) Limited have been commissioned to undertake a Geological and Mining Risk Assessment Desk Study of the site.

The main objectives of the desk study were to:

- Determine the type and strength of the underlying solid geology and the depth to and amount of sound rock head cover above the shallowest workable coal seam
- Determine the risk, if any from past shallow underground mining
- Provide recommendations with regard to any other geo-technical mining aspects pertaining to the development

In order to achieve the above objectives, Terra Firma (Wales) Limited carried out an assessment programme including a review of existing data and a site walk over survey.

1.1 Limitations and Exceptions of Investigation

NPT Homes Limited has requested that a Geological and Mining Risk Assessment Desk Study be carried out in order to undertake a qualitative mining risk assessment of the site.

The desk study has been conducted and this report has been prepared for the sole internal reliance of NPT Homes Limited and their design and construction team. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Terra Firma (Wales) Limited. If an unauthorised third party comes into possession of this report they rely on it at their peril and the authors owe them no duty of care and skill.

The report represents the findings and opinions of experienced geo-environmental and geo-technical consultants. Terra Firma (Wales) Limited does not provide legal advice and the advice of lawyers may also be required.

TABLE OF CONTENTS

Section 1	Introduction and Proposed Development
	1.1 Limitations and Exceptions of Investigation
Section 2	Review of Existing Data
	2.1 Physical Setting and Current Site Use
	2.2 History
	2.3 Geology
	2.4 Coal Mining Report
Section 3	Assessment of the Risk from Past Shallow Coal Mining
Annexes	
Annex A	Landmark Information Historical Maps
Annex B	Coal Authority Report
Drawings	
Drawing 01	Site Location
Drawing 02	Current Site Layout
Drawing 03	Proposed Site Layout

Executive Summary

Historically, numerous old coal mines are recorded in the surrounding area.

The site was unoccupied until 1962 when colliery spoil is recorded on the site and up to 600m to the north, north-west and west of the site. By 1962 a public lavatory locates in the southern corner of the site and three small buildings locate in the east of the site. By 1982 a large building (Ty Maes Marchog) and an associated surgery has been constructed on site.

The BGS geological maps show site is underlain by rocks of the Carboniferous Coal Measures comprising interbedded sandstones, mudstones and coal seams. Boulder clay is shown overlie the solid geology.

The conjectural outcrop of the 'Upper Bluers' coal seam is shown to outcrop on the western boundary of the site. The conjectural outcrop of the 'Lower Bluers', 'Rhyd' 'Grey' and 'Lower' coal seams lie to the north and strike in a north west to south east direction. The strata in this area are shown to dip at approximately 4° to 5° in a southerly direction. Therefore, the above seams will underlie part or the whole of the site at shallow to moderate depth.

An old level is shown to the north east of the site heading in a southerly direction. Another old level is also shown 200m to the east of the site again heading in a southerly direction.

The Coal Authority Report states that the property is not within the zone of likely physical influence on the surface from past underground workings. However, the property is in an area where the Coal Authority believes there is coal at or close to the surface. They further state that this coal may have been worked sometime in the past.

In view of the above the site is considered to be at risk from possible unrecorded abandoned mine workings associated with 'Lower Bluers' 'Rhyd' 'Grey' and 'Lower' coal seams

In order to quantify this risk, an intrusive investigation is required, comprising rotary boreholes to confirm the depth the coal seam stratigraphy, coal seam thickness and their condition.

REPORT TITLE : **Geological and Mining Risk Assessment
Desk Study Report, Proposed
residential development, Ty Maes
Marchog, Dyffryn Cellwen, Neath**

REPORT STATUS : **Issue 1**

JOB NUMBER : **12441**

DATE : **September 2013**

PREPARED BY :
Dr N Thomas

REVIEWED BY :
Miss R. Liley

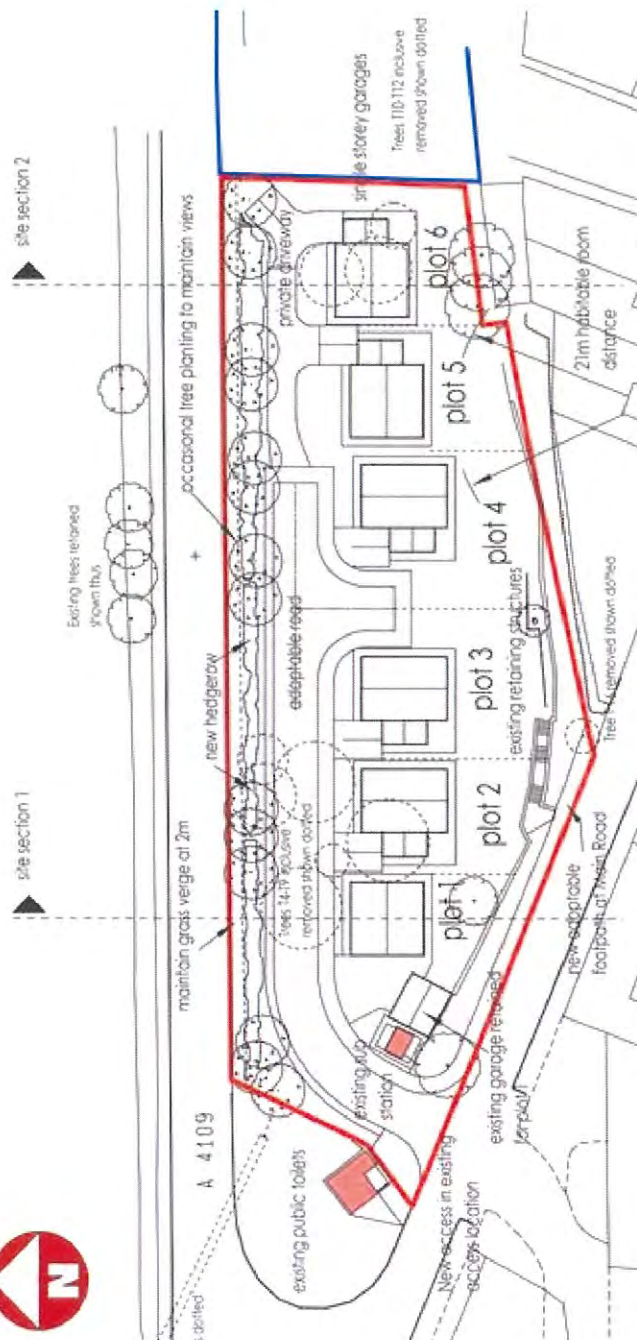
APPROVED BY :
Dr G. C. Lake

**GEOLOGICAL AND MINING RISK
ASSESSMENT DESK STUDY REPORT:
PROPOSED RESIDENTIAL
DEVELOPMENT TY MAES MARCHOG,
DYFFRYN CELLWEN, NEATH**

**Prepared for:
NPT HOMES LIMITED**

September 2013

Job No: 12441



12441

Ty Maes Marchog

Proposed Site Layout

03

Not To Scale

Legend:

Job Number:

12441

Job Title:

Ty Maes Marchog

Drawing Title:

Current Site Layout

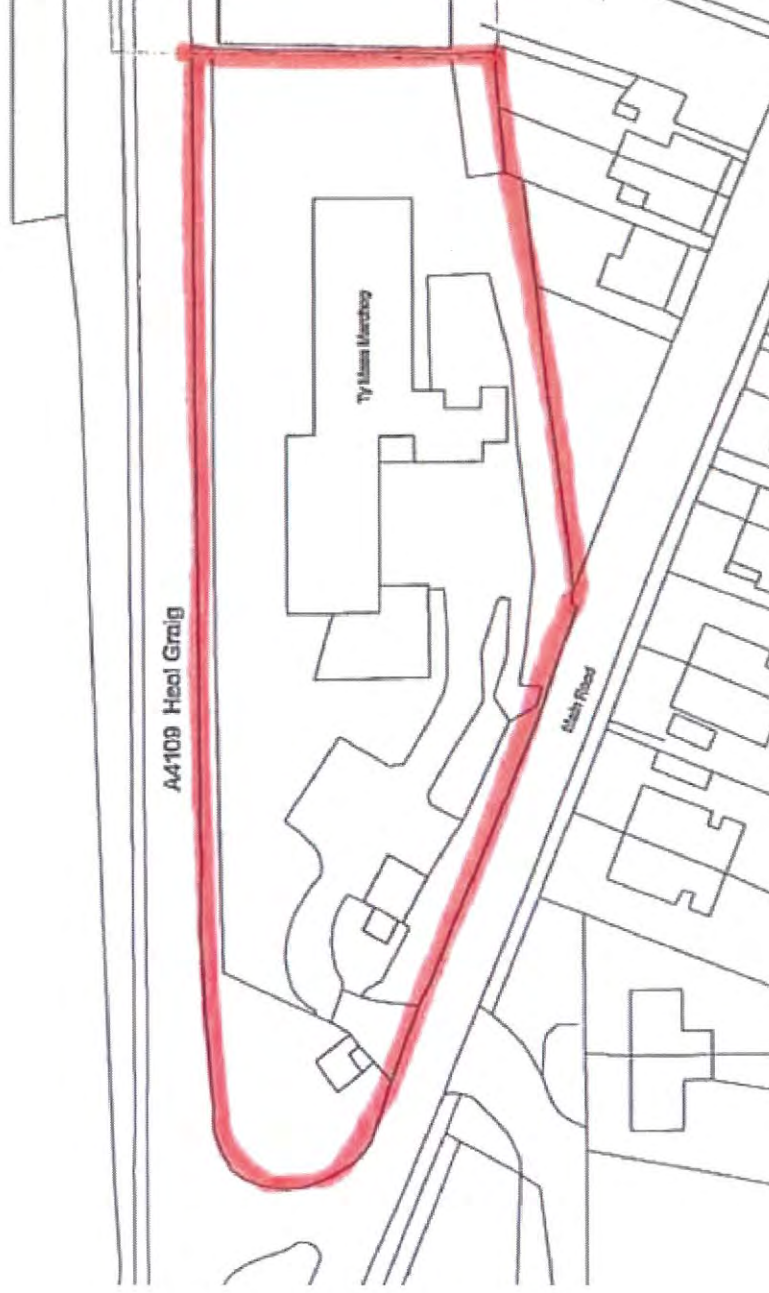
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02

Scale:

NTS

Legend:



Job Number:

12441

Job Title:

Ty Maes Marchog

Drawing Title:

Site Location

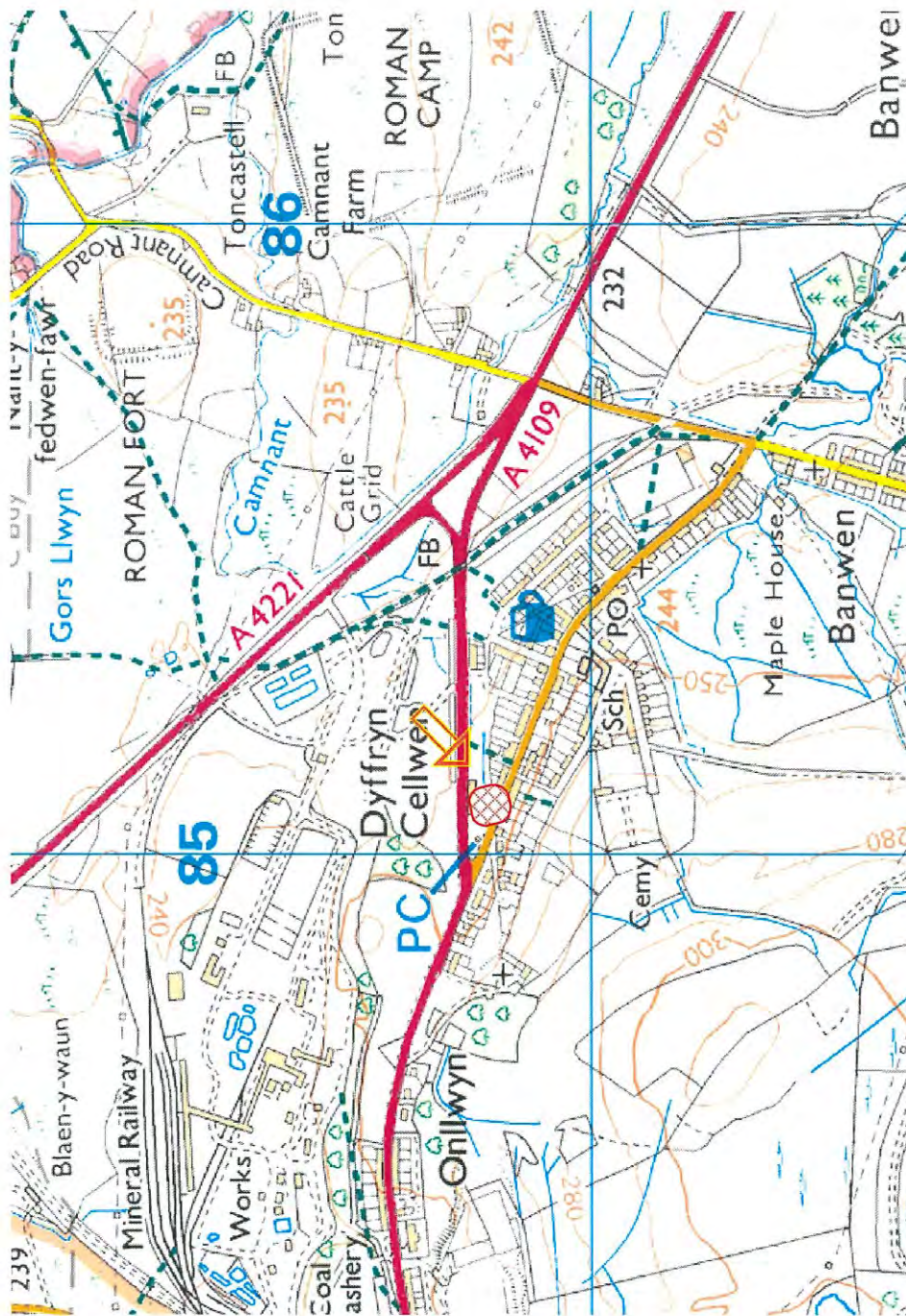
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Scale:

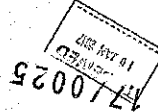
Not To Scale

North



Site Location





Construction of 6 Dwellings and Associated Works

Land at Main Road, Dyffryn Cellwen

Reserved Matters Application

pursuant to Outline Planning Permission

Planning Reference Number 2017/0025

August 2020

Detailed below are the relevant condition numbers and how each is to be complied with.

Agreement of the following reserved matters is sought:

- (1) Drawings have been produced detailing layout, scale and appearance of the buildings, the means of access and landscaping of the site. This indicates how the reserved matters application comply with the parameters for the site as set out in the outline permission granted in August 2017.

Ref: Drawing Numbers TMM/DC/01, TMM/DC/02, TMM/DC/03 and TMM/DC/12

- (2) As (1)

- (3) As (1)

- (7) A comprehensive report has been compiled detailing how foul and surface water from the dwellings and highway surface water is to be discharged. The report also details how surface water runoff will be managed during the construction phase.

Ref: Drainage Report and Drawing Numbers TMM/DC/10 and TMM/DC/11

- (9) A short report has been compiled detailing the materials to be used.

Ref: Materials to be used in the construction of the external surfaces.

- (10) A series of cross sections have been drafted illustrating existing and proposed levels

Ref: Drawing Numbers TMM/DC/04, TMM/DC/05, TMM/DC/05, TMM/DC/07, TMM/DC/08 and TMM/DC/09.

- (16) Detailed Geotechnical Report for the site submitted.

- (17) Detailed Geotechnical Report for the site submitted.

- (20) A standalone drawing has been drafted indicating the landscaping proposals.

Ref: Drawing Number TMM/DC/12

- (21) A standalone drawing has been drafted indicating the boundary treatment proposals.

Ref: Drawing Number TMM/DC/13

Discharge of the following conditions is also sought as part of this application:

- (8) The existing retaining walls on the site are being retained in the present condition.

Ref: Drawing Numbers TMM/DC/04, TMM/DC/05, TMM/DC/05, TMM/DC/07, and TMM/DC/13.

Furthermore, Drawing Number TMM/DC/09 illustrates ground level differences of 450mm between Plot 1 and 2, Plot 2 and 3, Plot 4 and 5 and Plot 5 and 6 respectively. This difference in level will necessitate the construction of nominal dwarf retaining walls constructed in 225mm thick brickwork that would ordinarily not require structural calculations.

- (11) Detailed Geotechnical Report for the site submitted.
- (13) The specification for House Sparrow Terrace and Nest Box and Swift Nest Box is detailed on the detailed drawings for each house type.

Ref: Drawing Numbers TMM/DC/01 and TMM/DC/03.

- (14) Lighting Scheme submitted.
- (18) Detailed Geotechnical Report for the site submitted.

Discharge of the following conditions will be sought separately at a later date:

- (6) Construction Method Statement.

Huw Jenkins IEng. FIHE

August 2020

Reference No: P2017/0025

**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF OUTLINE PLANNING PERMISSION

Name and address of the applicant	Name and Address of the agent
-----------------------------------	-------------------------------

Mr Steve Tucker NPT Homes C/O Agent	Mr Sam Courtney LRM Planning Ltd 22 Cathedral Road Cardiff CF11 9LJ
---	---

DATE REGISTERED: Tuesday, 10 January 2017

APPLICATION NO: P2017/0025

LOCATION: Land at Main Road Dyffryn Cellwen

PROPOSAL: Construction of 6 dwellings and associated works (outline)

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

Conditions:-

Time Limit Conditions

(1) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

Reference No: P2017/0025

The application was made for outline planning permission.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

The application was made for outline planning permission.

(3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Approved Plans

(5) The development shall be carried out in accordance with the following plans and documents:

(00) 01 A - Site location plan received 10.01.17

Reason

In the interest of clarity

Pre-Commencement Conditions

(6) No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning Authority. The approved statement shall be adhered to throughout the construction period.

The statement shall provide for:

- a. The parking of vehicles of site operatives and visitors
- b. Loading and unloading of plant and materials, and the routing of construction and delivery vehicles
- c. Storage of plant and materials used in constructing the development
- d. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e. Wheel washing facilities
- f. Measures to control the emission of dust and dirt during construction
- g. A scheme for recycling/disposing of waste resulting from demolition and construction works
- h. Scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.

Reference No: P2017/0025

- i. A demolition method statement (if necessary) including mitigation measures to minimise the impacts of the demolition upon noise and nuisance to adjoining properties.

The approved statement, schemes and mitigation shall be adhered to throughout the demolition and construction period of the development.

Reason

In the interests of pollution control and highways and pedestrian safety

Action Conditions

(7) As part of the first reserved matters application a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and details of the drainage arrangements during construction, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by an assessment which shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, with the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme as agreed shall be fully implemented prior to the first beneficial use of the development.

Reason:

To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs on the existing public sewerage system and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(8) Notwithstanding the submitted plans / information, prior to the commencement of the construction of any retaining walls / structures, full details including calculations, specifications, materials and landscaping scheme for any retaining walls / structures that may be required and a detailed method statement detailing how the works are to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Any retaining walls / structures shall be constructed in accordance with the agreed details.

Reason:

In the interests of public safety.

(9) Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the local planning authority as part of the first reserved matters. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

Reference No: P2017/0025

(10) As part of the first reserved matters applications details of the finished floor, ground and ridge levels of the development shall be submitted to, and approved in writing by the local planning authority. The development shall be completed in accordance with these agreed levels.

Reason

In the interest of the amenities of the area and to ensure a satisfactory street picture.

(11) No development shall commence until such time as a scheme of intrusive site investigations to assess the potential risks from formal coal mining activity relevant to the risks associated with the proposed end use of the site has been undertaken in accordance with the Geological and Mining Risk Assessment Desk Study report, and a report of its finding, including full details of any remedial works to be undertaken, together with the timescales for these works, has been submitted to and approved in writing by the local planning authority. In the event the scheme of intrusive site investigations identifies a need for remedial works, these works shall be fully carried out and completed in accordance with the approved details and timescales.

Reason

To fully identify and implement the potential remedial works necessary from former mine workings or activity

(12) All retained trees (Trees T1, T2 and T15 Treescene tree survey dated 22 November 2012) that may be directly affected by the proposed development, including encroachment into Root Protection Areas, shall be adequately protected as specified in Figure 2 (page 20) BS5837:2012 'Trees in relation to Construction' by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained.

(13) Prior to first beneficial occupation of any dwelling hereby permitted, details of a scheme to provide artificial nesting sites for birds within the site/ on the buildings shall be submitted to and approved in writing by the local planning authority.

Reason

In the interest of ecological mitigation, since the proposals remove potential bird nesting /foraging habitats, and to comply with Policy EN6 of the Neath Port Talbot Local Development Plan.

(14) Prior to occupation of any dwelling hereby approved, a lighting scheme for the site which shall incorporate best practice guidance to ensure the adjacent bat roost and commuting routes are not lit shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as may be approved prior to occupation of any dwellings.

Reason

Reference No: P2017/0025

In the interests of biodiversity and to protect the adjacent bat roost

(15) The proposed development site is crossed by two public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record attached to this decision notice. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of both the public sewers.

Reason

To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

(16) As part of the first reserved matters consent a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). And shall be submitted as a written report which shall include:

(i) A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) identifying all plausible pollutant linkages to be assessed.

(ii) a survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- human health,
- ground waters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments;

(iv) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

(17) As part of the first reserved matters application and should remediation be required by condition 16, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reference No: P2017/0025

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(18) Prior to beneficial use of the proposed development commencing, and should remediation be required by condition 16, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 17 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(20) As part of the first reserved matters application a scheme for landscaping, which shall contain a majority of native and/or wildlife friendly species, including indications of all existing trees and hedgerows on the land, and details of any to be retained, taking into account potential growth, together with measures for their protection in the course of development shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out in the first planting season after completion of the development or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

Reference No: P2017/0025

(21) As part of the first reserved matters application details of the proposed means of enclosure to all property boundaries and along the frontage of the site with the A4109 shall be submitted to and agreed in writing with the Local Planning Authority. The agreed means of enclosure along the A4109 frontage shall be implemented as part of the first phase of construction works for the site access road and all other agreed boundary treatment shall be erected prior to the occupation of the associated development. The boundary treatment shall be retained and maintained as such thereafter.

Reason

In the interests of the visual amenity of the area and the amenities of the occupiers of proposed and existing dwellings and to prevent vehicles accidentally crossing onto the A4109 in the interests of highway and pedestrian safety.

Regulatory Conditions

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

Reason

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

(23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway, carriageway, shared driveway or footpath.

Reason

In the interests of visual amenity.

NOTES TO DEVELOPER:

(1)The developer is made aware that as part of the first reserved matters applications the Authority would expect details of the slab levels of the development, details of all retaining structures including all necessary structural calculations, and the proposed means of enclosure to all the property boundaries to be submitted. Careful consideration shall be given to the type and height of enclosures along any public space to ensure no adverse impact upon the street scene.

(2)If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Reference No: P2017/0025

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

On the 1st October 2012 the Welsh Government introduced the Welsh Ministers Standards and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on the Developer Services Section of our website - www.dwrcymru.com

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

(3) Further information sources on SUDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (1), July 2004.
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales.
- CIRIA C523 document SUDS – best practice manual.
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.

For further guidance please refer to Natural Resources and CIRIA websites: www.naturalresourceswales.gov.uk and www.ciria.org.

(4) Further drainage notes to developer:

1. The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

2. The applicant may wish to consider providing and installing a simple water “butt” or “butts” to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(5) The applicant may wish to consider providing and installing a simple water “butt” or “butts” to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(6) The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

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(7) Natural Resources Wales (NRW) advised that if any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care Regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

If during construction or excavation works any contaminated material (including asbestos) is revealed then the movement of such material either on or off the site should be undertaken in consultation with Natural Resources Wales.

Under the Environmental Permitting Regulations (England and Wales) 2010, if any waste is to be used on site the applicant will be required to obtain the appropriate authorisation from NPW prior to commencement.

It is important that any soil or hardcore which is imported onto the site is free of the seeds/root/stem of the invasive plant, Japanese Knotweed, the spread of which is prohibited under the Wildlife and Countryside Act 1981. If any Japanese knotweed is encountered during any stage of the development or restoration, then it should be managed in line with the guidance 'Managing Japanese Knotweed' which can be found on the [following link](http://www.environmentagency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf)
http://www.environmentagency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf.

In accordance with the waste hierarchy, NRW wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction.

If the applicant wishes more specific advice on waste issues they can contact NRW Customer Contact Centre.

(8) Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified part in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned regulations and a copy thereof has been submitted to the Local Planning Authority.

(9) It is recommended that vegetation clearance should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and Countryside Act 1981 (as amended). A note should be added to the planning permission, if granted, to this effect.

(10) To fulfil the requirements of Section 8.5 of the Welsh Government's Technical Advice Note 15 (TAN 15), surface water run-off should be dealt with by way of a Sustainable Drainage System (SUDS), to attenuate flows and prevent an increased risk of flooding within the catchment.

SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site. SUDS involve a range of

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techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS also offer significant advantages over conventional piped drainage systems including improving water quality and adding amenity value to a development.

Further information sources on SUDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (TAN15), July 2004.
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales.
- CIRIA C523 document SUDS – best practice manual.
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.
- For further guidance please refer to Natural Resources and CIRIA websites: www.naturalresourceswales.gov.uk and www.ciria.org.

If good reason can be given why SUDS cannot be implemented within a development site, any conventional drainage system installed should provide attenuation to reduce peak rates of run-off and also demonstrate an improvement on the status quo prior to discharge to a watercourse.

Please note that any surface water management system implemented should be designed to ensure there is no increase in surface water run-off from the site in all events up to and including the 1% (1:100 year) storm with an appropriate allowance for climate change. The details of the surface water system should be submitted and approved to the satisfaction of the Local Authority to ensure there is no increased flood risk elsewhere.

(11) The drainage scheme should ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected and shall include the following as a minimum:

- a. Detailed design drawings and specifications incorporating the use of sustainable drainage systems
- b. Design storm period and intensity, capacity checks, connections and diversions
- c. Soakaway design and attenuation calculations
- d. A management and maintenance plan for the lifetime of the system.
- e. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- f. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system.
- g. Foul water and surface water discharges shall be drained separately from the site.

(12) The developer is made aware that the development lies in a sewered area, and as such the development shall be connected to the main sewerage system in order to ensure the provision of adequate foul drainage. In addition Aco drains or similar shall be placed at back of footway along all drives which fall out towards the highway to prevent surface water from flowing onto the public highway. These details should be provided as part of the schemes submitted under condition 7 of this permission.

(13) Suggested specifications for artificial nesting sites: House Sparrow Terrace- Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed

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under the eaves of buildings. Entrance holes: 32mm diameter. Dimensions: H310 x W370 x D185mm

Swift Nest - Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground. Dimensions: H150 x W340 x D150mm

(14) The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

(15) Welsh Water Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

(16) Highways notes to developer. Any reserved matters application shall account for the following:

1. a 5.5 metre wide carriageway with a 2 metre wide footway shall be provided along with the following:

- (i) Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150
- (ii) Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located
- (iii) Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)

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- (iv) Highway Construction details
- (v) A schematic street lighting design
- (vi) Highway Retaining Walls (if any), also any highway retaining walls over 1.5 metres in height shall require structural calculations

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

3. One off-street parking space per bedroom up to a maximum of three. These spaces shall be retained for such use thereafter.

4. No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.

5. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen thorough and maintained as such thereafter.

6. Prior to occupation of the last dwelling the footway and carriageway shall be completed up to and including surface course on both footways and carriageway.

7. All single garages shall have a minimum internal dimension of 3 metres width by 6 metres length or 6 metre width by 6 metre length for a double garage.

8. Each drive shall be a minimum length of 6.0 metres from back of footway to front of garage structure, 3.6 metres minimum width and prior to first use of the dwelling shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly into the highway drainage network.

9. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9 to be 4.5m wide have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.

10. All roads to be designed in accordance with Manual for Streets, the Authority's Design Guide and parking provision to be in accordance with the approved Parking Guidelines.

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11. a vision splay of 2.4 metres set back by 60 metres in either direction shall be provided with the junction of Main Road and a 2m footway shall be provided along the frontage of Main Road which shall be retained open and free for public use thereafter.

12. The new junction access onto Main Road shall be constructed to binder course level and provided with adequate surface water drainage prior to work commencing on the construction of any dwelling.

13. Notwithstanding the submitted plans the traverse length of the adoptable turning head shall be 17 metres.

14. providing a visitor parking scheme at a rate of one space per five dwellings which shall be clearly shown on the submitted site layouts

15. the back of footpath radii at the proposed entrance to the site, shall be a 5.7 metres radii and a 6 metres kerb radii.

(17) Further highways notes to developer:

1. In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

2. Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under Section 38 of the Highways Act 1980 relating to the specification, timescale and subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the roadworks.

3. Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.

(18) Drainage notes to developer to be referred to in preparing reserved matters application:

1. As part of the first reserved matters application a detailed drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Schematic design of surface (highway) water and ground water shown on plan (Engineering layout scale 1:200).



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**NEATH PORT TALBOT COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL CASTELL-NEDD PORT TALBOT**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (WALES) ORDER 2012**

APPROVAL OF OUTLINE PLANNING PERMISSION

Name and address of the applicant	Name and Address of the agent
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Mr Steve Tucker NPT Homes C/O Agent	Mr Sam Courtney LRM Planning Ltd 22 Cathedral Road Cardiff CF11 9LJ
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DATE REGISTERED: Tuesday, 10 January 2017

APPLICATION NO: P2017/0025

LOCATION: Land at Main Road Dyffryn Cellwen

PROPOSAL: Construction of 6 dwellings and associated works (outline)

THE NEATH PORT TALBOT COUNTY BOROUGH COUNCIL AS THE LOCAL PLANNING AUTHORITY IN PURSUANCE OF ITS POWER UNDER THE ABOVE MENTIONED ACT AND ORDER HEREBY PERMITS THE DEVELOPMENT TO BE CARRIED OUT IN ACCORDANCE WITH THE APPLICATION AND THE PLANS SUBMITTED THEREWITH, SUBJECT TO COMPLIANCE WITH THE CONDITIONS SPECIFIED HEREUNDER:

Conditions:-

Time Limit Conditions

(1) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

Reference No: P2017/0025

The application was made for outline planning permission.

(2) Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

The application was made for outline planning permission.

(3) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

(4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of the approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

Approved Plans

(5) The development shall be carried out in accordance with the following plans and documents:

(00) 01 A - Site location plan received 10.01.17

Reason

In the interest of clarity

Pre-Commencement Conditions

(6) No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning Authority. The approved statement shall be adhered to throughout the construction period.

The statement shall provide for:

- a. The parking of vehicles of site operatives and visitors
- b. Loading and unloading of plant and materials, and the routing of construction and delivery vehicles
- c. Storage of plant and materials used in constructing the development
- d. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- e. Wheel washing facilities
- f. Measures to control the emission of dust and dirt during construction
- g. A scheme for recycling/disposing of waste resulting from demolition and construction works
- h. Scheme for the erection of temporary/semi temporary signage warning drivers of the presence of children and speed restrictions.

Reference No: P2017/0025

- i. A demolition method statement (if necessary) including mitigation measures to minimise the impacts of the demolition upon noise and nuisance to adjoining properties.

The approved statement, schemes and mitigation shall be adhered to throughout the demolition and construction period of the development.

Reason

In the interests of pollution control and highways and pedestrian safety

Action Conditions

(7) As part of the first reserved matters application a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and details of the drainage arrangements during construction, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be informed by an assessment which shall be carried out of the site potential for disposing of surface water by means of a sustainable drainage system, with the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a period for its implementation; and
- iii) provide a management and maintenance plan of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme as agreed shall be fully implemented prior to the first beneficial use of the development.

Reason:

To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs on the existing public sewerage system and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(8) Notwithstanding the submitted plans / information, prior to the commencement of the construction of any retaining walls / structures, full details including calculations, specifications, materials and landscaping scheme for any retaining walls / structures that may be required and a detailed method statement detailing how the works are to be carried out shall be submitted to and approved in writing by the Local Planning Authority. Any retaining walls / structures shall be constructed in accordance with the agreed details.

Reason:

In the interests of public safety.

(9) Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the local planning authority as part of the first reserved matters. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the visual amenity of the area.

Reference No: P2017/0025

(10) As part of the first reserved matters applications details of the finished floor, ground and ridge levels of the development shall be submitted to, and approved in writing by the local planning authority. The development shall be completed in accordance with these agreed levels.

Reason

In the interest of the amenities of the area and to ensure a satisfactory street picture.

(11) No development shall commence until such time as a scheme of intrusive site investigations to assess the potential risks from formal coal mining activity relevant to the risks associated with the proposed end use of the site has been undertaken in accordance with the Geological and Mining Risk Assessment Desk Study report, and a report of its finding, including full details of any remedial works to be undertaken, together with the timescales for these works, has been submitted to and approved in writing by the local planning authority. In the event the scheme of intrusive site investigations identifies a need for remedial works, these works shall be fully carried out and completed in accordance with the approved details and timescales.

Reason

To fully identify and implement the potential remedial works necessary from former mine workings or activity

(12) All retained trees (Trees T1, T2 and T15 Treescene tree survey dated 22 November 2012) that may be directly affected by the proposed development, including encroachment into Root Protection Areas, shall be adequately protected as specified in Figure 2 (page 20) BS5837:2012 'Trees in relation to Construction' by the provision of root zone protection (protective fencing). The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason

In order to protect the long term health of the trees to be retained.

(13) Prior to first beneficial occupation of any dwelling hereby permitted, details of a scheme to provide artificial nesting sites for birds within the site/ on the buildings shall be submitted to and approved in writing by the local planning authority.

Reason

In the interest of ecological mitigation, since the proposals remove potential bird nesting /foraging habitats, and to comply with Policy EN6 of the Neath Port Talbot Local Development Plan.

(14) Prior to occupation of any dwelling hereby approved, a lighting scheme for the site which shall incorporate best practice guidance to ensure the adjacent bat roost and commuting routes are not lit shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as may be approved prior to occupation of any dwellings.

Reason

Reference No: P2017/0025

In the interests of biodiversity and to protect the adjacent bat roost

(15) The proposed development site is crossed by two public sewers with the approximate positions being marked on the attached Statutory Public Sewer Record attached to this decision notice. The positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of both the public sewers.

Reason

To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

(16) As part of the first reserved matters consent a scheme to assess the nature and extent of any contamination on the site, and confirmation of whether or not it originates on the site shall be submitted to and agreed in writing with the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). And shall be submitted as a written report which shall include:

(i) A desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) identifying all plausible pollutant linkages to be assessed.

(ii) a survey of the extent, scale and nature of contamination;

(iii) an assessment of the potential risks to:

- human health,
- ground waters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
- archaeological sites and ancient monuments;

(iv) an appraisal of remedial options, and proposal of the preferred remedial option(s).

Reason

To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

(17) As part of the first reserved matters application and should remediation be required by condition 16, a remediation scheme to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings, other property and the natural and historical environment shall be prepared and submitted to and agreed in writing with the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives, remediation criteria and site management procedures. The measures proposed within the remediation scheme shall be implemented in accordance with an agreed programme of works.

Reference No: P2017/0025

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(18) Prior to beneficial use of the proposed development commencing, and should remediation be required by condition 16, a verification report which demonstrates the effectiveness of the agreed remediation works carried out in accordance with condition 17 shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.

(20) As part of the first reserved matters application a scheme for landscaping, which shall contain a majority of native and/or wildlife friendly species, including indications of all existing trees and hedgerows on the land, and details of any to be retained, taking into account potential growth, together with measures for their protection in the course of development shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be carried out in the first planting season after completion of the development or its occupation, whichever is the sooner and any trees or plants which within a period of five years are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and the same species, unless the local planning authority gives written consent to any variation.

Reason

In the interest of visual amenity and to accord with Section 197 of the Town and Country Planning Act, 1990.

Reference No: P2017/0025

(21) As part of the first reserved matters application details of the proposed means of enclosure to all property boundaries and along the frontage of the site with the A4109 shall be submitted to and agreed in writing with the Local Planning Authority. The agreed means of enclosure along the A4109 frontage shall be implemented as part of the first phase of construction works for the site access road and all other agreed boundary treatment shall be erected prior to the occupation of the associated development. The boundary treatment shall be retained and maintained as such thereafter.

Reason

In the interests of the visual amenity of the area and the amenities of the occupiers of proposed and existing dwellings and to prevent vehicles accidentally crossing onto the A4109 in the interests of highway and pedestrian safety.

Regulatory Conditions

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

Reason

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

(23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway, carriageway, shared driveway or footpath.

Reason

In the interests of visual amenity.

NOTES TO DEVELOPER:

(1)The developer is made aware that as part of the first reserved matters applications the Authority would expect details of the slab levels of the development, details of all retaining structures including all necessary structural calculations, and the proposed means of enclosure to all the property boundaries to be submitted. Careful consideration shall be given to the type and height of enclosures along any public space to ensure no adverse impact upon the street scene.

(2)If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

On the 1st October 2012 the Welsh Government introduced the Welsh Ministers Standards and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on the Developer Services Section of our website - www.dwrcymru.com

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - www.wales.gov.uk

(3) Further information sources on SUDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (1), July 2004.
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales.
- CIRIA C523 document SUDS – best practice manual.
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.

For further guidance please refer to Natural Resources and CIRIA websites: www.naturalresourceswales.gov.uk and www.ciria.org.

(4) Further drainage notes to developer:

1. The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

2. The applicant may wish to consider providing and installing a simple water “butt” or “butts” to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(5) The applicant may wish to consider providing and installing a simple water “butt” or “butts” to collect run-off water from the roof areas. The applicant can then use collected water, for non-portable uses, such as garden irrigation.

(6) The applicant should note that any soakaway must be designed, constructed and located in accordance with the requirements and criteria contained within the Building Regulations. This will ensure no nuisance is created to any lower lying, vulnerable land or the public highway. If ground conditions should prove to be unsatisfactory for a soakaway drainage then the applicant must provide alternative suitable proposals for dealing with surface water run-off.

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(7) Natural Resources Wales (NRW) advised that if any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. The Duty of Care Regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

If during construction or excavation works any contaminated material (including asbestos) is revealed then the movement of such material either on or off the site should be undertaken in consultation with Natural Resources Wales.

Under the Environmental Permitting Regulations (England and Wales) 2010, if any waste is to be used on site the applicant will be required to obtain the appropriate authorisation from NPW prior to commencement.

It is important that any soil or hardcore which is imported onto the site is free of the seeds/root/stem of the invasive plant, Japanese Knotweed, the spread of which is prohibited under the Wildlife and Countryside Act 1981. If any Japanese knotweed is encountered during any stage of the development or restoration, then it should be managed in line with the guidance 'Managing Japanese Knotweed' which can be found on the following link http://www.environmentagency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf.

In accordance with the waste hierarchy, NRW wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction.

If the applicant wishes more specific advice on waste issues they can contact NRW Customer Contact Centre.

(8) Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified part in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned regulations and a copy thereof has been submitted to the Local Planning Authority.

(9) It is recommended that vegetation clearance should avoid the bird breeding season 1st March to 31st July inclusive in accordance with the Wildlife and Countryside Act 1981 (as amended). A note should be added to the planning permission, if granted, to this effect.

(10) To fulfil the requirements of Section 8.5 of the Welsh Government's Technical Advice Note 15 (TAN 15), surface water run-off should be dealt with by way of a Sustainable Drainage System (SUDS), to attenuate flows and prevent an increased risk of flooding within the catchment.

SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site. SUDS involve a range of

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techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS also offer significant advantages over conventional piped drainage systems including improving water quality and adding amenity value to a development.

Further information sources on SUDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (TAN15), July 2004.
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales.
- CIRIA C523 document SUDS – best practice manual.
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS.
- For further guidance please refer to Natural Resources and CIRIA websites: www.naturalresourceswales.gov.uk and www.ciria.org.

If good reason can be given why SUDS cannot be implemented within a development site, any conventional drainage system installed should provide attenuation to reduce peak rates of run-off and also demonstrate an improvement on the status quo prior to discharge to a watercourse.

Please note that any surface water management system implemented should be designed to ensure there is no increase in surface water run-off from the site in all events up to and including the 1% (1:100 year) storm with an appropriate allowance for climate change. The details of the surface water system should be submitted and approved to the satisfaction of the Local Authority to ensure there is no increased flood risk elsewhere.

(11) The drainage scheme should ensure that proper drainage of any adjoining land is not interrupted or otherwise adversely affected and shall include the following as a minimum:

- a. Detailed design drawings and specifications incorporating the use of sustainable drainage systems
- b. Design storm period and intensity, capacity checks, connections and diversions
- c. Soakaway design and attenuation calculations
- d. A management and maintenance plan for the lifetime of the system.
- e. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
- f. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system.
- g. Foul water and surface water discharges shall be drained separately from the site.

(12) The developer is made aware that the development lies in a sewered area, and as such the development shall be connected to the main sewerage system in order to ensure the provision of adequate foul drainage. In addition Aco drains or similar shall be placed at back of footway along all drives which fall out towards the highway to prevent surface water from flowing onto the public highway. These details should be provided as part of the schemes submitted under condition 7 of this permission.

(13) Suggested specifications for artificial nesting sites: House Sparrow Terrace- Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed

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under the eaves of buildings. Entrance holes: 32mm diameter. Dimensions: H310 x W370 x D185mm

Swift Nest - Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground. Dimensions: H150 x W340 x D150mm

(14) The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

(15) Welsh Water Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

(16) Highways notes to developer. Any reserved matters application shall account for the following:

1. a 5.5 metre wide carriageway with a 2 metre wide footway shall be provided along with the following:

- (i) Longitudinal sections showing a gradient of not more than 1 in 12 or less than 1 in 150
- (ii) Cross sections every 20 metres, and/or where any culvert outfalls, headwalls are located
- (iii) Highway Drainage (including gullies, gully leaders, manholes, pipe sizes and gradients)

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- (iv) Highway Construction details
- (v) A schematic street lighting design
- (vi) Highway Retaining Walls (if any), also any highway retaining walls over 1.5 metres in height shall require structural calculations

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

3. One off-street parking space per bedroom up to a maximum of three. These spaces shall be retained for such use thereafter.

4. No trees shall be planted within the footway nor shall any trees be planted within 2m of the back of footway unless a suitable root barrier is placed along the back of footway.

5. Any gates fronting onto the highway shall be of a type which open inwards only, can be seen through and maintained as such thereafter.

6. Prior to occupation of the last dwelling the footway and carriageway shall be completed up to and including surface course on both footways and carriageway.

7. All single garages shall have a minimum internal dimension of 3 metres width by 6 metres length or 6 metre width by 6 metre length for a double garage.

8. Each drive shall be a minimum length of 6.0 metres from back of footway to front of garage structure, 3.6 metres minimum width and prior to first use of the dwelling shall be hard surfaced in porous asphalt or permeable block paving or a provision must be made to direct run-off water from the hard standing to a permeable or porous area within the curtilage of the dwelling house to a maximum gradient of no greater than 1 in 9 and no less than 1 in 150. The driveway shall be drained so that no surface water (including roof and yard) flows out onto the public highway or vice versa and must be maintained to ensure it complies with the above requirements. The surface water shall not drain directly into the highway drainage network.

9. All shared drives (serving a maximum of 5 dwellings) to have a gradient not exceeding 1 in 9 to be 4.5m wide have pedestrian vision splays of 2.4m by 2.4m (behind footway) which should be hard surfaced, and a turning facility provided so all vehicles can enter and leave in a forward gear. Shared drives should not exceed 30m in length (carrying distance for bins) and there will be a need to widen the footway or provide a bin parking area where bins/sacks can be placed on collection day without obstructing the footway.

10. All roads to be designed in accordance with Manual for Streets, the Authority's Design Guide and parking provision to be in accordance with the approved Parking Guidelines.

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11. a vision splay of 2.4 metres set back by 60 metres in either direction shall be provided with the junction of Main Road and a 2m footway shall be provided along the frontage of Main Road which shall be retained open and free for public use thereafter.

12. The new junction access onto Main Road shall be constructed to binder course level and provided with adequate surface water drainage prior to work commencing on the construction of any dwelling.

13. Notwithstanding the submitted plans the traverse length of the adoptable turning head shall be 17 metres.

14. providing a visitor parking scheme at a rate of one space per five dwellings which shall be clearly shown on the submitted site layouts

15. the back of footpath radii at the proposed entrance to the site, shall be a 5.7 metres radii and a 6 metres kerb radii.

(17) Further highways notes to developer:

1. In order to ensure the road works you are required to undertake are carried out to the satisfaction of the Local Planning Authority and subsequently adopted if you so wish you are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter an adoption agreement and arrange onsite inspection of your works.

2. Any agreement to adopt the roads relating to this development should be entered into with the Council prior to the commencement of development. Such an agreement will be under Section 38 of the Highways Act 1980 relating to the specification, timescale and subsequent adoption of the roads and a Bond to ensure that the Authority can complete the works if the Developer defaults on the roadworks.

3. Prior to commencing any works on site the applicant will be required to enter into an agreement with the Authority under Section 278 of the Highway Act 1980 to carry out the works upon the existing public highway. You are advised prior to commencing any work on these works to contact the Head of Engineering and Transport Services at The Quays, Brunel Way, Baglan Energy Park, Neath, SA11 2GG (FAO Mrs Delyth Thomas, telephone number (01639) 686404 or e-mail d.a.thomas@npt.gov.uk) to agree the specification, enter the agreement and arrange on site inspection of your works.

(18) Drainage notes to developer to be referred to in preparing reserved matters application:

1. As part of the first reserved matters application a detailed drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Schematic design of surface (highway) water and ground water shown on plan (Engineering layout scale 1:200).