



Mr Andrew Vaughan-Harries
Hayston Developments & Planning Ltd
The Planning Studio
Hayston Bridge
Johnston
Haverfordwest
SA62 3HJ

Town and Country Planning Act 1990

FULL PLANNING PERMISSION

Part I - Particulars of Application:

Fy Nghyf/My Ref:	23/0689/FUL
Datblygiad Arfaethedig / Proposal:	Phase ii tourism development with creation of 4 no. holiday lodges and 1 no. meet and greet office building together with parking, landscaping and biodiversity enhancements (Updated Preliminary Ecological Assessment and Environmental Impact Assessment Report rec. 24/04/24).
Lleoliad / Location	Land at Waterfall Country Pods, Pencaedrain Farm, Dinas Terrace to Coed Wernhir, Rhigos, Aberdare, SA11 5NF

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Rhondda Cynon Taf County Borough Council **GRANTS** permission for the carrying out of the development as specified in the application and plans submitted, subject to the following conditions:-

- 1 The development hereby approved shall be carried out in accordance with the approved plans and documents unless otherwise to be approved and superseded by details required by any other condition attached to this consent:
 - Drawing No. 00b: Expanded Location Plan (rec. 28/06/24)
 - Drawing No. 01b: Site Location and Block Plans (rec. 28/06/24)
 - Drawing No. 04c: Proposed Expanded Topographical Survey Site Plan (rec. 28/06/24)
 - Drawing No. 05c: Proposed Lodge Floor Plan (rec. 04/07/23)
 - Drawing No. 06c: Proposed Lodge Elevations (rec. 28/06/24)
 - Drawing No. 07b: Meet and Greet Floor Plan (rec. 28/06/24)
 - Drawing No. 08c: Meet and Greet Elevations (rec. 28/06/24)

- Drawing No. 11b: Borehole Shelter Details (rec. 28/06/24)

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

- 2 The proposed development shall only be occupied as holiday units and no unit shall be occupied by any individual, family or group for more than a continuous period of two months in any calendar year.

Reason: The site is unacceptable for general residential use by reason of its unsustainable location, outside of settlement limits in accordance with Policy AW2 of the Rhondda Cynon Taf Local Development Plan.

- 3 Within 3 months of the date of this decision, full details of all ecological enhancement and mitigation measures set out in Section 6 (Conclusion and Recommendations) of the Preliminary Ecological Assessment by IG Ecological Consulting (21st April 2024) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be retained and maintained in accordance with the approved details.

Reason: To provide biodiversity mitigation and enhancement, in accordance with Policy AW8 of the Rhondda Cynon Taf Local Development Plan.

- 4 Within 3 months of the date of this decision, details of a site operational management plan for the lodges hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The management plan should include;

- A figure/plan which relates the location of the site to the adjacent Special Area of Conservation.
- Details of measures to ensure that construction and operation of the holiday-let facility does not impact on the adjacent SAC; to include issues such as site lighting, drainage, camp fires, fire wood collection, sewage, litter and access and use of the adjacent SAC by campers using the Glamping facility(to include information provided to Glampers)
- Details of annual management plan progress reporting to the Local Planning Authority.

Thereafter, the development shall be operated in accordance with the approved management plan.

Reason: To enhance and afford protection to the adjacent designated Special Area of Conservation in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

- 5 Within 3 months of the date of this decision, the following details shall be submitted to and approved in writing by the Local Planning Authority:
 - i. A drainage strategy with associated calculations demonstrating the pre and post-development surface water discharge rates from the site and a general arrangement of the catchment and proposed drainage system.

- ii. How the development is to comply with the requirements of Section 8.3 of PPW Technical Advice Note 15.

The development shall be carried out in accordance with the approved details prior to beneficial occupation of any unit.

Reason: To ensure that surface water runoff from the proposed development does not cause or exacerbate flood risk on the development site or elsewhere, in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

DATED: 18th October 2024



Jim Bailey
Pennaeth Cynllunio / Head of Planning

NOTES TO APPLICANT:

- 1 If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice for Householder or Minor Commercial Developments or within 6 months of the date of this notice for all other appeals.

Appeals must be made using a form which you can get from the Planning and Environment Decisions Wales, 2nd Floor West, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, or online at <https://www.gov.wales/planning-appeal-form>

The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

PEDW need not consider an appeal if it seems to them that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the PEDW do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

- 2 All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

- 3 I wish to inform you that the proposed development may also require a consent under the Building Regulations 2000. Therefore, would you please contact the Building Control Section on (01443) 281156 to discuss the matter further.
- 4 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

- 5 The application is advised to contact Natural Resources Wales who regulates the use of alternative means of foul drainage. The Applicant may need to apply for a new environmental permit or register an exemption with Natural resources Wales. The Applicant must obtain any necessary permit or exemption prior to commencement of work on site. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with NRW Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. More information, including a step by step guide to registering and the relevant application forms are available on NRW's website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Pollution Prevention Guideline 4 which provides further information.

The applicant is also advised to contact NRW in respect of the borehole shelter detailed on the submitted plans. It is not clear whether a new borehole is being installed or if it is an existing installation. The applicant will either need to apply to vary any current permit or application for a new permit if abstractions ever exceed >20m³/day.

- 6 Noise - The issue of noise is primarily dealt with by the control of the working hours on the site. The developer should, however, ensure that at all times they are employing best practice to minimise noise on the site.
- 7 Dust - The developer must ensure that adequate provision is made for the suppression of dust on the site during construction. Adequate provision must also be made for the removal of dirt/dust on the access road to the site and adjacent highway as a result of the ingress and egress of vehicles.
- 8 Waste - The developer must ensure that all waste arising from the site is disposed of at a site licensed for its reception. Under no circumstances shall waste be burnt on site.

