

DC/2017/01116

EXTENSION AND ALTERATIONS TO HALL WITH ASSOCIATED WORKS

CHEPSTOW DRILL HALL, LOWER CHURCH STREET, CHEPSTOW, NP16 5HJ

RECOMMENDATION: APPROVE

Case Officer: David Wong

Date Registered: 04/10/2017

1.0 APPLICATION DETAILS

- 1.1 The Chepstow Drill Hall is a community and arts venue and this application seeks full planning permission for the extension and alteration of the Hall. The proposal involves internal rearrangement of the Hall, single storey extensions on three elevations (the northern, southern and western elevations) as well as changes to the fenestration. The proposed floorspace created as a result of this proposal is some 130 square metres, mostly to provide additional functional space such as toilet facilities, a new reception area and circulation space.
- 1.2 The site is in the Chepstow Conservation Area and the properties surrounding the Hall are of various ages and architectural styles; the Drill Hall itself is not a listed building. The Hall is located immediately adjacent to a public car park. This car park is a pay-and-display car park containing 76 spaces, which is currently free and 40 of these spaces have been allocated for resident parking. It is understood from the applicant that the current licence for the Drill Hall allows a maximum of 250 people to be accommodated seated for lecture, theatre shows and cinema screening, or 178 seated at tables with dancing and this proposal would provide an extension capable of accommodating a further 60 persons, seated in the proposed studio.
- 1.3 The Council's Car Parking Department advised that following a review of the council's car parking it was agreed to change the charging regime for the nearby car park to a daily £1.00 charge so as to offer a cheaper parking option for workers within the town as charges are to be introduced into the two existing free car parks on Station Road. This is due to change when new pay machines are installed this year. Given the above, they anticipate that this car park will be well used during the day with vehicles likely to be parked all day between the hours of 9am and 5pm.

2.0 RELEVANT PLANNING HISTORY

DC/2011/01105 - To install 16 photovoltaic panels on the south-facing roof of the Drill Hall, two rows. Approved 22/12/2011

DC/2009/01145 - Provision of storage container. Approved 02/02/2010

MB32214 - Extension and Refurbishment. Approved 02/05/1990

GW16839 - Room to Shower Room, New Floor. Approved 08/04/1982

GW05026 - New Hut for Lecture Room. Approved 11/05/1977.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S5 - Community and Recreation Facilities
S13 - Landscape, Green Infrastructure and the Natural Environment
S16 – Transport
S17 - Place Making and Design

Development Management Policies

DES1 - General Design Considerations
EP1 - Amenity and Environmental Protection
MV1 - Proposed Developments and Highway Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Chepstow Town Council – Recommend approval subject to emergency access into and around the car park being adequate; that the proposed location of the steps to the building is revised as the current location does not provide for safe access or egress to the car park; footpath access is retained from Orchard Gardens; residential parking is protected and managed particularly during events and the issues raised by Welsh Water and the Archaeological Society are satisfactorily resolved.

MCC Highways - The proposed development is directly adjacent to the existing public car park. The nearest public highway, Lower Church Street, is not directly affected by the proposed development as it is contained within the application site and public car park. However, having reviewed the comments made by the Council's Car Park Manager we would support the comments as we have concerns the proposed development may have a detrimental impact on the level of available off-street car parking provision. Any loss of off-street car parking provision as a consequence of the proposed development will have a negative impact on the local highway network which already suffers from on-street parking stress. There are concerns that any loss of parking will exacerbate the situation in the immediate area.

MCC Car Parking - Whilst the asset transfer is really of no relevance the planning application with the proposed plan to extend the Drill Hall does cause concern as primarily the authority can ill afford to lose any of the existing car parking spaces in the car park.

We have an allocation of 40 resident car parking permits for this location and currently receive complaints from residents when events are being held at the Drill Hall due to the lack of car parking especially during the evening.

The car park when no events are taking place during the day is relatively quiet and following a review of the council's car parking it was agreed by Cabinet to change the charging regime for the Drill Hall car park to a daily £1.00 charge in order to offer a cheaper parking option for workers within the town as charges are to be introduced into the two existing free car parks on Station Road. This is due to change when new pay machines are installed early next year. It is anticipated that the car park will be well used during the day with vehicles likely to be parked all day between the hours of 9am and 5pm.

Looking at the plans the extension will impact on the access road and therefore the likelihood is that car parking spaces will be lost as a result of the access road having to be reconfigured.

MCC Public Rights of Ways (Verbal advice) – There is the Wales Coast Path that runs along Lower Church Street but there is no existing established public right of way immediately surrounding the Drill Hall.

MCC Biodiversity - Based on the findings of the submitted report there should be no negative impacts on biodiversity as a result of the proposed development. If you are minded to grant planning permission for this development then suitable information notes are advised to be included.

MCC Environmental Health – Whilst some odour and noise may be discernible from time to time at the nearest residential properties resulting the loading, storing and emptying of bins, I am not in a position to substantiate a level of problems from the proposed bin store location on which to base an objection.

MCC Heritage Management (Verbal advice) – Having reviewed the proposal, there is no objection to the application. The site is within the Chepstow Conservation Area. Therefore, it is advised that samples of materials, the soft and hard landscaping of the site and the details of the proposed solar panels should be conditioned.

Glamorgan Gwent Archaeological Trust – No objection. However, the proposal has an archaeological restraint. It is possible that archaeological remains may be encountered during ground disturbance works for this development. Therefore, conditions are suggested.

Welsh Water – No objection. The development site is crossed by a number of public combined sewers and it is requested that no operational development takes place within this area. However, there is possibility that the 225mm combined sewer that is proposed to be built over, could be diverted under Section 185 of the Water Industry Act 1991. Therefore, the applicant should contact Welsh Water to discuss this matter formally. If the local planning authority is minded to grant planning consent, please refer to the suggested conditions and advisory notes.

4.2 Neighbour Notification

Objections have been received from 8 individuals.

The result of the proposal will bring the bin storage area of the Hall very close to my home and during a hot spell of weather the smell from such a large quantity of bins would possibly be unbearable. Therefore I would like the request that the bin store is moved away from the residential properties.

We have serious concerns regarding the proposed extension to the Drill Hall and more specifically the impact on the car park. Residents have made representations over a number of years directly to the Drill Hall and also through the Town and County Councillors who have put forward and supported resident's views regarding parking and safety. The Hall have ignored all concerns and in the planning application submitted they have once again failed to address the issues.

Problems arise during events in the hall and regularly spaces are not available for residents. It is reasonable to assume that with an extended hall and a bigger program the situation will become worse. In addition, the £1 daily charge that is to be introduced shortly will see the car park even busier.

Regularly during events in the hall roadways are blocked and it would be impossible for emergency vehicles to access the car park, cars travelling against the one-way

system, exiting from the entrance and vice versa, unbadged cars taking up disabled spaces and cars parked outside bays. A number of residents' cars have been damaged through inappropriate parking.

The application states there will be no diversions of rights of way. Whilst the plans are not clear it would appear that the extension to the side extends over the existing right of way and the path from the houses to the rear of the hall to the car park will need to be diverted around the new building.

No Neighbour consultation has been undertaken by the applicant about this proposal prior to its submission *[N.B. the drawings for the proposals set out in the planning application were on public display in 3 locations in the town for a period of 10 weeks – the library, leisure centre and the Drill Hall itself – and have been amended to take into account representations. They were also shown at two events, the Big Picnic at Chepstow Castle on 18 June 2017 and at a public meeting on July 23rd 2017 in the Drill Hall].*

The plans do not show the extension in the context of the car parking bays and circulation road. The extended building and walkways intrude some considerable way into the car park taking up around two thirds of the existing circulation road and the existing loading/drop off area, making an already congested area more restricted. It would appear from the plans that the motor cycle parking has been removed.

The allocated resident parking spaces were provided following residents' representations over a number of years and the intervention of County and Town Councillor Peter Farley on behalf of residents who was able to reach agreement with MCC. The successful implementation of the resident parking spaces has alleviated some parking problems initially. However, there is no enforcement in place and the Hall users are now using the allocated spaces.

There is no current and projected Drill Hall visitor numbers provided for consideration. The impact of this proposal to the Drill Hall Car Park will be felt during specific times when Hall events take place.

There is no event management plan. Regular spaces are coned off within the car park for extended periods and would potentially block the circulation space, which will be reduced in width within the plans.

The applicant has focused on hall users (mainly from outside the town) and not residents living in the locality.

The proposed extension is further out than it was suggested at one of the meetings prior to the submission of the planning application.

I note that the Drill Hall committee in its comments claims that local resident parking permits for the Drill Hall carpark are issued free. This is not the case, we pay for our permits.

The quality of the consultation of Chepstow residents has been poor. I attended all three packed consultation meetings, and many people complained bitterly about the poor consultation.

As regards the Drill Hall claim that they have not received any information on cars being damaged while parked during Drill Hall event times, I can confirm that my car was damaged at just such a time. I did not contact the Drill Hall committee because

from previous experience of attempts to interest them, I concluded I would be wasting my time.

The Drill Hall committee has not responded to legitimate concerns of local residents.

There was an ad hoc arrangement whereby residents coned off an area of the carpark prior to events if they knew about them and the committee claimed this as an example of their response to the problem, though to the best of my knowledge, it was only ever residents who put out the cones. I met with the organisers of Drill Hall events, dog shows, musical events etc., and none of them knew anything about this arrangement so they could not inform their visitors of its existence. I include this as evidence of what I believe is a dismissive attitude from the committee to any local concerns

The applications refers to a community facility, with the amount of people attending by cars this would indicate that most attending are not local and live a distance requiring their attendance by car. The lack of use by local residents should raise concerns as to the running of the Drill Hall, targeting people further afield and also disregarding local residents in both interests and the impact on the place where they live.

With the wish to increase the number of events and numbers attending, a different location would be more desirable that could suitably manage these events and provide adequate parking provision.

The population of the old town area by the riverside will at least double in the next 10 years as there are two large brownfield housing developments on historic industrial sites on the riverbank in the immediate vicinity of the Drill Hall. These developments will add 600+ dwellings to the town's housing stock, making a contribution of approximately 10% to the overall population of the town. Many of these new residents will require extra parking space; the Drill Hall is in walking distance from most of these new dwellings, and would be a first choice option for a great number possibly seeing the car park being full to capacity both night and day.

The impact on parking has already affected visitors coming to see me, not being able to park in the Drill hall and having to leave as their mobility restricted parking further away.

The site is within an area at risk of flooding and no flood consequences assessment has been carried out; this application should be made invalid without this essential piece of information as well as providing misleading information to planners to which I object.

The questionnaire which was given out to anyone attending certain events was poorly designed. Analysing data that is misleading will not produce transparent results, concluding the questionnaire is not fit for purpose.

5.0 EVALUATION

5.1 Principle of the proposed development

- 5.1.1 The principle of the proposal is in accordance with the Strategic Policy S5 of the Monmouthshire Local Development Plan, which supports development proposals that provide and/or enhance community and recreation facilities within the town development boundaries; detailed planning considerations will be considered separately.

5.2 The proposed design and its impact upon the setting of the Chepstow Conservation Area

5.2.1 The site is within the Chepstow Conservation Area and is surrounded by properties of varying age, character and architectural styles. The design appearance of the Chepstow Drill Hall is uniquely different to the surrounding properties. It is set well back from the highway, Lower Church Street. Due to its location, glimpses of the Hall can be seen along Lower Church Street.

5.2.2 The proposed materials will largely match with those existing i.e. a natural slate roof with natural stone and rendered walls. The bulk and scale of the proposed extensions, although more modern in appearance are visually acceptable and do not adversely affect the appearance of the Hall. They will add some modernity and some visual interest to the existing building and more clearly indicate its main entrance.

5.2.3 Owing to the location of the Hall, the overall setting of this part of the Chepstow Conservation Area will not be significantly affected. It is acknowledged that glimpses of the Hall can be seen from the adjacent highway, but the scale, bulk and design of the proposed changes are visually acceptable and would preserve the character and appearance of the Conservation Area.

5.2.4 It is considered that the most of the surrounding properties will have unrestricted view towards the Hall. However, the overall design of the proposal is visually acceptable and the proposed materials will in the main match with those of the existing. Therefore, there is no planning objection to this element.

5.3 Traffic Generation and Parking issues

5.3.1 Chepstow Drill Hall is an existing, well established community facility. Therefore, there is historic usage of the land and building and it would be unreasonable to treat this application as a wholly new community proposal; the extensions should be considered on their own merits. This application is not the creation of a new community facility development proposal i.e. it is an improvement/enhancement of its current functional space. The new additional floorspace proposed is some 130 square metres, which is mostly to provide additional functional space such as toilet facilities, a new reception area and circulation space.

5.3.2 There are local concerns that there is no clear information in relation to the projected number of visitors of the proposal. An objector has also raised that the current planning application at the Chepstow Castle Car Park, DC/2017/01248, will have a significant impact towards the existing car parking capacity of the area. That application is for a new riverside pavilion building, deck and river access structure and is likely to generate a significant increase in visitors for the area. That application is still under consideration (although an earlier, similar scheme was approved in 2007) and if that application is approved, six existing spaces within the Castle Car Park would be lost as a result. However, Chepstow remains a sustainable location and the site is within walking distance from Chepstow bus and train stations. There are existing public car parks in and around Chepstow town centre for those visitors who wish to drive; they are also within easy walking distance of the Drill Hall. Therefore, there is no significant planning grounds to sustain an objection regarding lack of car parking to serve this minor extension to an existing leisure/ recreation facility.

5.3.3 The Council's Highways Department has advised that the nearest public highway, Lower Church Street, is not directly affected by the proposed development as it is contained within the application site and public car park. However, having reviewed

the comments made by the Council's Car Park Manager the Highways Officer supports these comments, having concerns that the proposed development may have a detrimental impact on the level of available off-street car parking provision. Any loss of off-street car parking provision as a consequence of the proposed development would be seen as having a negative impact on the local highway network which already suffers from on-street parking stress. There are concerns that any loss of parking will exacerbate the situation in the immediate area.

5.3.4 The applicant noted the neighbour objections and the responses of the consultees and has submitted further information to explain that no car parking spaces would be lost as a result of this proposal. It is noted on the plan that the proposed extension on the northern elevation (i.e. the elevation featuring the main entrance of the Hall) will project beyond the existing building line and as a result, the width of the existing circulation space will be reduced from 6.7m to 4.3m with no loss of existing parking spaces, which is adequate for one way traffic circulation. Although the entrance steps of the Hall lead directly onto the circulation space of the car park this is considered reasonable in this instance. In addition, the speed of vehicles in the car park would be limited by the configuration and geometry of the car park. Therefore, it is considered that the proposed steps will not be likely to adversely affect the safety of the users of the Hall or the car park.

5.3.5 It is acknowledged that after being extended, the Hall is likely to be put to greater use which will inevitably add pressures on the Drill Hall car park with evening use showing the most pressure. Notwithstanding this, Chepstow is a sustainable settlement and the Drill Hall is within walking distance of other public car parks i.e. the Castle Car Park as well as the car parks on Nelson Street, Welsh Street and the Station Road Car Park. The combined capacity of these car parks is over 700 spaces. From reading the representations of the objectors, there is clearly a parking problem i.e. non-local residents are using the allocated resident parking spaces and able-bodied people are using the disabled people's dedicated parking spaces. However, inappropriate use of the current car parking provision is not a sound reason to withhold consent for the enhancement of this community facility. This a matter for the management of the Hall together with the local Police and traffic wardens to ensure stricter enforcement is applied, and to alleviate any impacts on local parking needs.

5.4 Public Rights of Ways

5.4.1 Some of the neighbours have indicated that it would appear that the extension to the side extends over the existing right of way and the path from the houses to the rear of the hall to the car park will need to be diverted around the new building.

5.4.2 Having discussed this matter with the Council's Public Rights of Ways Officer, it was confirmed that there is no public right of ways immediately surrounding the Hall. The Wales Coast Path runs in line with Lower Church Street, which is well away from the proposed extension. Therefore, the proposal does not have any impact towards on public rights of way.

5.4.3 Currently, there is a walkway immediately alongside the Drill Hall, connecting Orchard Gardens to the Drill Hall Car Park. As a result of this proposal, this walkway is be built over. However, there is another walkway, which is open to the public, on the other side of the tall stone wall i.e. through the archway of the tall stone wall. Therefore, the pedestrian linkage from Orchard Gardens to the Drill Hall Car Park would be maintained.

5.5 Neighbour/ amenity impact

- 5.5.1 Due to the orientation and distance of the Hall from the neighbouring properties, the proposed extension is not likely to have any overbearing or overshadowing impact towards the neighbouring residential properties.
- 5.5.2 In terms of overlooking, there will be no loss of privacy to the neighbours as there will be no first floor windows and the new ground floor openings on the southern elevation are obscure glazed as they are to serve the WC and the changing rooms. On the western elevation, there will be four new openings, which will serve the new studio area. These four windows will be looking directly at the metal, standalone storage container, which is to serve the Drill Hall. In addition, beyond this container, there is a tall stone wall that separates the Hall from the residential properties at Gwy Court. There will be no change to the fenestration of the southern elevation of the Hall and the new openings on the northern elevation will front onto the car park itself. Therefore, no overlooking issue is anticipated.
- 5.5.3 As mentioned previously, the Hall is able to intensify its current use without the need for planning permission. In terms of noise, the proposed studio room will be closer to the residential properties at Gwy Court (with four new windows). These windows will front towards the existing metal, standalone container and beyond this container, there is a tall stone wall that separates the Hall from the residential properties at Gwy Court. Therefore, there is a substantial physical barrier to mitigate noise that may travel directly towards the properties at Gwy Court. In addition, the Council's Environmental Health Department advised that there has been no noise complaints from the neighbours of the Hall (the Hall has been operated as a community hall since 2008). Therefore, it is reasonable to say that Drill Hall is a responsible organisation. If noise becomes an issue, there are other legislative powers under environmental health legislation to protect members of the public from statutory nuisance.
- 5.5.4 A neighbour has raised concerns about the potential air pollution that this development would cause. However, due to the scale of this proposal, there are no grounds to request the submission of an air quality assessment.

5.6 Flooding

- 5.6.1 A local resident is concerned that there is no FCA submitted with this application as the site is within a flood zone. However, the Chepstow Drill Hall is an existing, well established community facility and the proposal is an extension/improvement of the existing facility. In addition, the scale of the proposed development does not warrant a FCA nor does it affect a matter listed on the Checklist (i.e. the proposed extension is less than 250 square metres), Natural Resources Wales and Planning consultation (March 2015). Therefore, NRW does not require to be consulted. However, it is considered to be reasonable to request an emergency evacuation plan in the event of flooding, making sure that the Hall has an adequate management plan in place to deal with this situation.

5.7 Ecology

- 5.7.1 A bat survey and ecological appraisal has been submitted as part of the planning application. The Council's Ecologist was consulted and advised that based on the findings of the submitted information there should be no negative impacts on biodiversity as a result of the proposed development; an informative is requested if members are minded to grant planning permission for this development.

5.8 Welsh Water

5.8.1 There is no objection from Welsh Water; it advised that the development site is crossed by a number of public combined sewers and it is requested that no operational development takes place within this area. However, there is possibility that the 225mm combined sewer that is proposed to be built over, could be diverted under Section 185 of the Water Industry Act 1991.

5.8.2 Welsh Water would like to see no surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage to be allowed to drain directly or indirectly to the public sewerage system. The connection to and the build-over of the public sewer is a matter between the applicant and Welsh Water, subject to a formal agreement. Therefore, the applicant will be advised via an informative to contact Welsh Water to discuss this matter formally.

5.9 Archaeology

5.9.1 Glamorgan Gwent Archaeological Trust advised that it is possible that archaeological remains may be encountered during ground disturbance works for this development. Therefore conditions and an informative are recommended to be applied.

5.10 Response to the Representations of the Community/ Town Council

5.10.1 There has been no objection from the Chepstow Town Council provided that the matters they raised are adequately addressed.

Section 5.3 refers to the access into and around the car park and other highway matters; section 5.4 refers to the access from Orchard Gardens to the car park; sections 5.8 & 5.9 refer to the matters raised by Welsh Water and archaeological issues.

5.11 Other material issues raised during the consultation period

5.11.1 A resident had concerns about the proximity of the bin storage area of the Hall to their home. The Council's Environmental Health Department advised that whilst some odour and noise may be discernible from time to time at the nearest residential properties as a result of the loading, storing and emptying of bins, they are not in a position to substantiate a level of problems from the proposed bin store location on which to base an objection. The careful management of any bin store would be a matter for the Hall's operators/ management team.

5.11.2 Some neighbours were concerned about the lack of consultation undertaken by the applicant prior to the submission of this planning application. Some objectors have stated that this proposal is not the same version that they saw at some of the meetings prior to the application being submitted. In addition, there is evidence that questionnaires have been distributed/conducted at various public events. Having said that, there is no statutory requirement in this instance for the applicant to consult the neighbours about this proposal prior to its formal submission.

5.11.3 There are some local concerns that the plans do not show the extension in the context of the car parking bays and circulation road. They suggest that the extended building and walkways intrude some considerable way into the car park taking up around two thirds of the existing circulation road and the existing loading/drop off area, making an already congested area more restricted. It would appear from the plans that the motor cycle parking has been removed. The agent has submitted an additional plan to

demonstrate that the proposed extension, while reducing the width of the circulation space, maintains a sufficient width (4.3m) to allow circulation of the car park.

5.11.4 The concerns raised by residents regarding misuse of the dedicated residents parking bays in The Drill Hall car park need to be raised with the relevant authorities including the Police and local parking wardens.

5.11.5 A neighbour expressed that with the wish to increase the number of events and visitors attending the Hall, a different location would be more desirable that could suitably manage these events and provide adequate parking provision. The Chepstow Drill Hall is an existing, well established community facility. Whether the Hall wishes to relocate is a matter for the management of the Hall; this application relates to an extension to an existing community facility and the proposal has been treated on its own merits.

5.11.6 The population of this area of Chepstow will increase significantly in the next 10 years as there are two large brownfield housing developments on historic industrial sites close to the River Wye, close to The Drill Hall. These developments will add pressure on on-street parking. It is acknowledged that some of these new residents will require extra parking spaces and the Drill Hall Car Park is in walking distance from most of these new dwellings. However, as long as the car park is carefully managed, there should be no significant parking issues. There are also ample parking spaces in the other public car parks in the centre of Chepstow to serve users of The Drill Hall and other town centre uses.

5.12 Well-Being of Future Generations (Wales) Act 2015

5.12.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: Approve

Conditions:

Condition No.	Condition
1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.
4	Prior to installation of the hereby approved solar panels, full details of the solar panels shall be submitted to and approved in writing by the

	Local Planning Authority. The solar panels shall be built in accordance with the approved details.
5	<p>a) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping.</p> <p>b) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the extensions, hereby approved, being brought into use, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p>
6	No development shall take place until full details of the hereby approved bike store has been submitted to and approved in writing by the Local Planning Authority. These details shall be carried out and completed prior to the approved extensions being brought into use.
7	No development shall take place until full details of the hereby approved electric car charging point have been submitted to and approved in writing by the Local Planning Authority. These details shall be carried out prior to the approved extensions being brought into use.
8	No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
9	No development shall take place until the applicant or his agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
10	An emergency flood evacuation management plan/statement shall be submitted to and approved by the Planning Authority prior to any works commencing on site. The development shall be managed in accordance with that approved emergency flood evacuation management plan/statement.

Informatives:

Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2012 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September

Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), (www.archaeologists.net/codes/ifa) and it is recommended that it is carried out either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited Member. Please refer to the letter (ref: MON2274/HB) from GGAT for more information.

Please refer to the letter from Welsh Water (ref: PLA0030530) for more information.