

DC/2016/00107

DEVELOPMENT OF 3,340 SQ M OF COMMERCIAL (B1 & B8) FLOORSPACE, STORAGE YARD, PARKING AND DEMOLITION OF EXISTING FARM BUILDINGS.

LAND AT WONASTOW ROAD, MONMOUTH, NP25 5JA

RECOMMENDATION: APPROVE

Case Officer: Jo Draper

Date Registered: 02.02.16

1.0 APPLICATION DETAILS

1.1 The application site covers 3.72 hectares. This application proposes to construct a new commercial building for Siltbuster with associated car parking to be served direct from the new access road (that has been approved under DC/2015/00226) to serve the adjoining residential development. This access will also serve an open storage area for kit/equipment to the east and north of the site. It is proposed to develop the majority of the area within the red line boundary, although the area immediately adjacent to the northern boundary is identified for future B1 use only (this would be subject to a future planning application).

1.2 This northern part of the site is currently used temporarily as a storage area for Siltbuster's kit/ equipment, and access to that site is from the farm track that runs from Wonastow Road to the east of Model Farm. Siltbuster received temporary consent for an aggregate hard standing to create an area suitable for storage and distribution within the proposed development site. This temporary planning permission was necessary as the company had to vacate their old storage yard by the end of September 2015.

1.3 The proposed site layout provides a building with a footprint of 2325 sq. metres within an overall site area of 37170sq.m. The proposed building measures 75m in length and 30m in width, and the entrance feature projects out by a further 6m, the height of the building measures just over 10m to the top of the curved roof. The building comprises a two storey B1 office element (2070 sq. m) located at the south west end of the building and a double height B8 warehouse element (1270 sq. m) occupying the north-eastern end. The size of the proposed building size has been the result of the accommodation requirements of Siltbuster and space requirements for their expanding business allowing for further future growth.

1.4 The site layout provides parking space provision for 98 cars. There are 14 covered cycle spaces provided immediately adjacent to the staff entrance location. The site entrance and internal site access road splits the site into building location on one side and staff parking on the other, visitor parking is proposed to the front of the building.

1.5 The existing temporary site storage area in the northern part of the application site is to be sub-divided with the eastern part of that area accommodating the storage area and the western part accommodating a future B1 development that is to be served by the car parking and access proposed as part of this development. The storage area will accommodate Siltbuster's equipment; this is based on a unit ranging from a domestic skip size to a maximum shipping container module size (a standard shipping container is 12.2m long by 2.6m high and 2.5m wider). The container units may be required to be double stacked within the warehouse.

1.6 The proposed new Siltbuster's headquarters has been designed following extensive pre-application discussions. The building has a number of key features that are listed below:

- A curved roof standing seam metal - reflecting a modern agricultural 'Dutch barn' shape
- An office element to the front of the site with detailed glazing and solar shading features
- A combination of materials used including glass, timber and climbing planters on mesh
- There is clear entrance to the building with an atrium and flat roof projecting out to the front and side defining the entrance point. This element is finished with a sedum roof; the building is to be set 1.0m to 1.5m below the nearby access road so a clear vantage point can be achieved of the sedum roof and the first floor of the proposed building
- The design features a palette of materials of modern high quality profiled cladding panels and metal roofing, aluminium doors and windows, vertical and horizontal timber Brise soleil shading and areas of sedum roofing.

1.7 It is proposed to demolish the existing agricultural buildings (which has biodiversity implications) and provide a new building to accommodate a bat roost in a suitable location to compensate for the loss of this roost.

1.8 A comprehensive landscaping scheme has been provided. The proposal includes the translocation and re-enforcement of hedgerows to provide a more workable storage area to the rear of the site. In association with the translocation of a north-south hedgerow, an open watercourse that runs adjacent to the hedgerow is to be culverted. Supporting ecological information has been submitted with this application. In addition to the trees approved as part of the access road application (DC/2015/00226) trees will be introduced throughout the site.

1.9 It is proposed to soften the viewpoint of the proposed development from the properties in the new residential site with trees planted around the northern and western perimeter; this is supplemented with small earth bunds 1m in height to be planted as part of this buffer to mitigate against the impact of the commercial site to the neighbouring residential site. Additional trees and native hedgerows are also proposed amongst the staff parking areas with larger landscaped areas of the site to be grassed, with areas of mown and unmown grass to define uses. The existing mature hedgerow that forms the southern boundary is to be retained and reinforced. The short boundary adjacent to Model Farm facing Wonastow Road is to be bolstered with additional planting. The proposed storage area has been set well back from the highway and runs broadly in line with the rear garden boundary of Model Farm. A further layer of planting is proposed along this boundary to provide further screening of the storage area from Wonastow Road.

1.10 The parking surface areas are to be treated in two ways, the roadways and storage yard are to be treated with a gravel finish. The parking bays are to be grassed with Golpla which is a grass and gravel reinforcement system (Golpla is a rigid high quality recycled plastic grass reinforcement and erosion control system; this retains gravel infill and provides a well-drained, high traction erosion resistant parking surface and operates full tree root protection. The main internal tarmac access road will drain to storm drains and will discharge into the provided surface water system connection point while the office visitor parking section is proposed in block pavements (Marshall 'Priora' permeable paving solution).

1.11 With regard to boundary materials, a Green 2.4m high V Mesh perimeter fence would be located around the northern and eastern boundary, enclosing the functional part of the site which (with the exception of the boundary adjacent to the new residential footpath) is largely not in the public domain. This fencing will enclose the storage area and the drainage pond. This is supplemented also by shrubs on a 1m high bund with tree planting throughout this boundary. The supporting information states that this was selected for its low visual impact (compared with palisade fencing) whilst remaining secure.

1.12 There is an acoustic fence proposed with a close boarded timber fence (typically 2m high panels) along the western boundary with the residential development and to the north

east boundary of Model Farm. In both cases the acoustic fence is supplemented by a landscaping belt.

1.13 Supporting information has been submitted with this application that includes a method statement identifying how the storage areas are to be managed. The storage areas have been subdivided into logical zones which relate to the all items of equipment stored including the equipment that is typically stored for long periods (this is held on site for months and once off site is generally hired out over a longer term - six months plus) to the type of kit that is sent off site and returns more frequently, almost on a daily basis. The zones closest to the main sensitive receptor for this site, Model Farm, will have the kit that is less frequently used and accessed, whilst the more frequently-used kit that is accessed on a daily basis is concentrated in the zones at the furthest point from this neighbouring property. This also coincides with the phasing of the storage yard as this will become available over a period of three phases, again the zone closest to Model Farm being the area that comes into use at Stage 3 which will be when the landscaping and noise protection measures have been fully implemented.

1.14 Operationally the use of the storage area is intermittent and responds directly to demand which is not continuous and therefore not subject to continual movements of plant. Once plant is returned this is washed in a wash bay located near to the site of the existing farm buildings which are centrally located. This comprises of two pressure washers being used on a continual basis.

1.15 Further information includes hours of operation; it has been set out that zones 7, 8 and 9 which are the three zones in closest proximity to Model Farm will be restricted to operational hours of 07:30h to 18:30h Monday to Fridays and no work will operate in these areas during the weekends or bank holidays.

1.16 Whilst the application does not relate to a form of highly vulnerable development the site is partially located in Zone C1 floodplain. Criterion (g) of Policy SAH4 relates to development within the flood zone noting no development shall take place unless a flood consequences assessment is carried out and demonstrates that the consequences of flooding in this area is acceptable. Further information has been submitted with a drainage strategy and a Flood Consequences Assessment.

1.17 There is an attenuation pond proposed to serve this development situated to the north east of the site. This forms part of the Green Infrastructure proposals.

1.18 The site is located within the Wonastow Road allocated Mixed Use Residential and Employment site as designated in Local Development Plan Policy SAH4. Criterion (c) of Policy SAH4 relates specifically to the provision of 6.5 hectares of serviced land for high quality industrial and business development (Use Class B1). There is an outline consent for the entire site including the residential development that further secures this use with 20% B8 use. This application was previously submitted as a Reserved Matters application, this was changed to the current full planning application as the proposal could not work in accordance with the provisions of the outline planning consent, the reasons for which are as follows:

- The Reserved Matters application sought to retain the storage area in its existing temporary permission. The storage yard has been moved further to the east of the site away from the western boundary to the recently approved residential development (Barratt/Taylor Wimpey) to reduce conflict. This has resulted in the translocation of hedgerows that does not accord with the strategic landscaping plans which form part of the outline consent.
- The level of B8 use necessary for this company to work exceeds the 20% B8.
- Drainage does not strictly accord with the drainage plan with an existing watercourse to be culverted to the east of the site.

1.19 Background on Company

Siltbuster was established 10 years ago working in the construction industry, since then it has established a position as a leading water treatment solution provider across three core markets. They currently employ 49 people, with over 50% of the employees holding degrees, doctorates or chartered status. Siltbuster provides highly skilled jobs. The Siltbuster Group comprises of three key divisions:

- i) Siltbuster Ltd, which provides rapidly deployable water treatment solutions for the construction industry
- ii) Siltbuster Process Solutions which provides process plants for potable (drinking) and waste water treatment for the Industrial and Municipal Water Markets.
- iii) Gritbuster which provides material washing and recycling systems to waste processors.

Historically Siltbuster has served the UK Market, but is increasingly working overseas and has exported equipment to over 32 countries worldwide, either directly or through distributors in Europe, Scandinavia, Australia and New Zealand.

Siltbuster currently has two sites on Wonastow Road West, but these are at capacity and need to relocate to larger premises to allow the business to grow to its full potential. This was further complicated by the loss of the lease of their largest storage site on the estate resulting in an increased urgency for the planned development in view of the temporary storage arrangements granted lasting only one year.

Daily operations in the warehousing and yard areas primarily consist of new product development, equipment preparation (cleaning and testing) prior to dispatch. All heavy fabrication is subcontracted out to local fabricators in the Monmouthshire/S Wales area with the units delivered to Monmouth for final fit out and assembly. The yard teams typically operate Monday to Friday between 8am and 6pm with minimal work outside these hours.

Office and engineering staff represent approximately 70% of employees which are typically involved in mechanical engineering, product design, and technical support, sales and marketing. Research product development represents a significant number of these roles with the Siltbuster Group preparing and submitting a dozen patent applications and spending over £500,000 per annum on research and development

Siltbuster is the UK's leading authority on water treatment, silt pollution prevention, wet waste and prevention of waterborne pollution from construction sites. Siltbuster offers an unrivalled range of solutions, technologies and practical solution for the construction and environmental remediation industry to deal with all aspects of silt management and waterborne pollution prevention and control. An implication of Siltbuster offering an extensive and specialised mobile hire fleet of water treatment equipment (to provide solutions that exceeds environmental legislation) is that significant storage area is required which is provided as part of this application.

This site provides the dedicated single site from which to operate effectively and from which to continue to expand and develop their product line for their services throughout the UK, Europe and now in the global market. It is proposed that Siltbuster will move entirely to this new site freeing up their existing building for a local employer who is due to move into the site this summer.

The brief is to provide the Siltbuster group with a new headquarters building to accommodate the company as existing and to allow for future expansion. The building should be befitting of a company Headquarters whilst also providing the storage and support required. Subject to this development proceeding, the forecasts for growth result in the number of employees doubling to over 100 in the next five years.

1.20 This application has been advertised as a major application.

2.0 RELEVANT PLANNING HISTORY

DC/2013/00368

Outline application for up to 370 dwellings and 6.5 hectares of employment (B1 and B8) and associated infrastructure with all matters reserved except for access.

Approved 19.12.'14

DC/2015/00226

Construct a new access road and footpath improvements.

Approved 12.08. 15

DC/2015/00390 (Taylor Wimpey)

Approval of all matters reserved except for access. Outline application approval reference DC/2013/00368

Approved 17.11.15

DC/2015/00392 (Barratt)

Approval of all matters reserved except for access. Outline application approval reference DC/2013/00368

Approved 17.11.15

DC/2015/00672

Temporary application for the construction of aggregate hard standing and fencing to create an area suitable for B8 use (storage and distribution) and access.

Approved 04/08.15

DC/2015/01116

Reserved matters addressing appearance, scale layout and landscaping for part of the employment land

Withdrawn

2.0 NATIONAL PLANNING GUIDANCE

Chapter 7 Economic Development Paragraph 7.1.3

“The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development. To this end the planning system, including planning policies, should aim to ensure that the growth of output and employment in wales as a whole is not constrained by a shortage of land for economic uses”

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

Policy SAH4: Wonastow Road, Monmouth

The site is located within the Wonastow Road allocated Mixed Use Residential and Employment site. Criterion (c) of Policy SAH4 relates specifically to the provision of 6.5 hectares of serviced land for high quality industrial and business development (Use Class B1). Criterion (g) of Policy SAH4 relates to development within the flood zone noting no development shall take place unless a flood consequences assessment is carried out and demonstrates that the consequences of flooding in this area is acceptable.

Policy S8: Enterprise and Economy : Development proposals that seek to deliver the Council's vision for sustainable economic growth will be permitted.

Policy SD3: Flood Risk: Less vulnerable built development will be permitted within defined settlements or on sites allocated for such uses including employment. Development proposals within a flood plain will be require to demonstrate that:

- a) The development is or can be protected by approved engineering works and/or other flood protection measures
- b) Such remedial measures would not cause flooding or significantly increase the risk of flooding elsewhere
- c) The development including any remedial measures can be sympathetically assimilated into the environment in terms of its siting, scale, and design and landscaping.
- d) The development does not interfere with the ability of the NRW or other bodies to carry out flood control works or maintenance
- e) The nature conservation interest of the water source corridor is protected and where practicable enhanced

Policy S9: Employment Sites Provision :Provision will be made for a suitable range and choice of sites for industrial and business development (B1,B2 and B8) this includes around 5-6 hectares at each of the main towns including Monmouth.

Policy S13: Landscape Green Infrastructure and the Natural Environment

Policy S16: Transport

Development Management Policies

Policy MV1: Proposed development and Highway Considerations

Policy EP1: Amenity and Environmental Protection

Policy DES1: General Design Considerations

Policy NE1: Nature Conservation and Development

4.0 REPRESENTATIONS

5.1 Consultations Replies

Monmouth Town Council: Refuse

Flood Consequences Assessment is inadequate

Natural Resources Wales:

Flooding: Further information is required from the applicant regarding the proposed regrading and re-profiling of part of the site around the attenuation pond prior to determination. (The current FCA has not assessed or discussed the potential for increasing flood risk elsewhere as a result of the ground regrading and re-profiling around the proposed attenuation pond. The attenuation pond is located in the extreme 1 in 1000 year event outline) .This information is currently being submitted by the applicant and addressed by NRW and will be reported as late correspondence.

The FCA has established the following predicted flood levels:

- 1 in 100 year plus climate change: 18.69m AOD
- 1 in 1000 year: 19.92m AOD

These levels have been compared to the existing ground level of the site and areas within the vicinity of the site to assess the flood risk in detail. With existing minimum site levels of 19.43m AOD, the site is predicted to be flood free in the 1 in 100 year plus climate change event. There is a freeboard of 0.74m in this event, when the ground levels and flood levels are compared. This demonstrates that the development site is in line with the guidance set out in A1.14 of TAN 15.

During the predicted 1 in 1000 year flood event, the FCA demonstrates that the development site will be inundated with a maximum flood depth of 0.49m. This flooding is predicted to occur on the eastern boundary of the site with the majority of the site having a ground level above 19.43m AOD. This depth of flooding is within the tolerable limits set out in A1.15 of TAN 15.

The FCA further states that the finished floor level of the proposed buildings is a minimum of 21m AOD. Therefore, during the extreme 1 in 1000 year event the buildings will not experience any flooding.

Ecology:

- *Siltbuster Site, Land at Wonastow Road, Monmouth. Update Dormouse & Hedgerow Method Statement.* Dated January 2016 by Abbey Sanders Ecology;
- *'Siltbuster Site, Land at Wonastow Road, Monmouth. Update Bat & Nesting Bird Assessment & Method Statement.'* Dated January 2016 by Abbey Sanders Ecology;
- *'Green Infrastructure Management Plan: Siltbuster UK Ltd, Monmouth. Monmouthshire Council Application Ref: DC/2016/00107.'* Document Reference No. 15-48-R01 Rev C. Dated January 2016 by The Richards Partnership;
- *'Construction Environmental Management Plan. Siltbuster Ltd Site, Wonastow Road, Monmouth.'* Dated January 2016 by DLP Planning Ltd Bristol;
- *'Lighting Design Strategy. Siltbuster Ltd Site, Wonastow Road, Monmouth.'* Dated January 2016 by DLP Planning Ltd, Bristol, and;
- Drawing no.'s 15-48-PL-201, 15-48-PL-202 and 15-48-PL-203 Rev E: Landscape Planting Plans Sheets 1-3.

We welcome the submission of the above reports and drawings and note that evidence of bats and dormouse (both European Protected Species) have been recorded on site.

Dormouse

We welcome the submission of the 'update dormouse and hedgerow method statement' dated January 2016 by Abbey Sanders Ecology referred to above and note that evidence of dormice was recorded during nest tubes checks on the application site. Surveys undertaken in relation to the adjacent housing application site also recorded the presence of dormice.

We welcome the principles of the mitigation measures outlined within Section 6.0: 'Conclusions and Method Statement' to ensure the provision, and retention, of suitable dormouse habitat on site. We further note, however, that reference is also made to mitigation measures to be employed across the adjacent 'Land at Wonastow Road' application site. We advise, therefore, that a comprehensive dormouse mitigation strategy for the site is produced and submitted to your Authority. Condition recommended accordingly.

Bats

We welcome the submission of the 'update bat and nesting bird assessment and method statement' dated January 2016 by Abbey Sanders Ecology referred to above and note that evidence of use bats (droppings) was recorded from each workshop. The droppings are reported as old and mixed in with debris and cobwebs. We further note that 'several' (less than 10) butterfly wings were found within workshop 1, although no further evidence of bats (droppings) were found. The report concludes that the wings may represent predation by spiders.

Whilst we agree with the report's conclusion that these buildings are not currently considered to be bat roosts, future use by bats cannot be discounted. We recommend, therefore, that pre-demolition surveys for bats are carried out. If bats, or evidence of use by bats is found, it may be necessary to undertake the works under licence. Condition recommended accordingly.

Green Infrastructure

We note the general principles outlined within the submitted Green Infrastructure Management Plan, however, in its current form, it contains insufficient information to ensure that appropriate management will be carried out, is achievable and, can be easily implemented by the management company/developer and, enforced by your Authority.

We therefore advise that a revised Green Infrastructure Management Plan is produced which reflects the mitigation measures contained within the dormouse mitigation strategy to be submitted to your Authority.

Planning conditions are proposed to secure the submission, agreement and implementation of protected species mitigation measures.

Land Drainage

It is proposed to discharge surface water runoff to open watercourse; the applicant will be required to apply for Land Drainage Consent from Natural Resources Wales. The 'Indicative Drainage Layout – February 2016' and 'Drainage Strategy Compliance Statement – November 2015' both state a discharge rate of 5l/s/ha as per NRW requirements. No agreement for the discharge rate of surface water has been agreed for this site to date and will need to be looked at in isolation to the adjacent residential development quoted.

NRW Internal Drainage District requirements for discharge rates are as follows:

- Rates for storm water runoff discharged from the site to replicate or achieve a reduction from the 'greenfield' response of the site over a range of storm probabilities, accompanied by the required On-site Storage designed for the 1 in 100 year storm event.
- For the range of annual flow rate probabilities, up to and including the 1% annual probability (1 in 100 year storm event) the developed rate of run-off discharged from the site into a Viewed Reen or ordinary watercourse shall be no greater than the undeveloped rate of run-off for the same event.
- The potential effect of future climate change shall be taken into account by increasing the rainfall depth by 30% for computing storage volumes.

The proposed use of a storage pond, designed for the 100 year + 30% climate change storm event, and controlled discharge, to greenfield rate or lower, by means of a hydrobrake or similar, are in line with NRW requirements. The proposed betterment to the area offer by increasing pond depths by 300mm and restricting runoff to Qbar along with the potential use of impermeable surface finishes as a mean of reducing runoff and attenuating flow is supported. The proposed emergency overflow/spillway from the attenuation pond must not prevent the pond from achieving its design requirements detailed above.

Monmouthshire Green Infrastructure Team (including Landscape, Ecology and Trees):

Strategic Landscaping was agreed at the outline phase with the aspiration of allowing connectivity from east to west across the site and provide robust habitats for key species. The new application seeks to revise this approval with translocation of hedgerows and provide screening planting which will also function as woodland habitat as well as provide opportunities in the SUDs, car parking and office building with permeable surfaces and a sedum roof.

Ecologically, the green infrastructure proposals for the site must function to bolster and protect the existing hedgerow network and trees thus protecting dormouse habitat and the foraging/commuting habitat for bats whilst improving biodiversity habitats for other species. With regard to landscape the scheme should seek to provide strategic landscape buffers that offer visual separation between the industrial development, housing site and the allotments, consolidate green corridors whilst ensuring the entrance to the housing estate is not dominated by the presence of the industrial development.

The Design and Access Statement has identified site constraints and opportunities but not put this into context with the GI principals. The GI masterplan needs to be updated to reflect the design principals following the 6 key GI checklist. There needs to be a better integration between the Design and Access Statement and the Green Infrastructure approach. A condition covering this requirement is recommended.

There are lots of positive aspects included in the GI Management Plan in particular the monitoring of change and welcome the proposed reviews and recognition of trends which are likely to lead to a variation of management. However further information is required to include all the opportunities identified through the above process and to integrate how and what new development will contribute to the management plan. A condition is recommended to cover this issue requiring an updated GI Management Plan to be submitted to reflect the changes proposed. The GI Management Plan will need to be revisited to more closely reflect the requirements of the original outline condition with additional information required to ensure the plan covers all Green Infrastructure assets and provides a robust framework for delivery. Relevant planning conditions are recommended accordingly. It is also recommended that the GI Masterplan and the Landscape Planting Plan be amended to reflect the Landscape Plan. Again relevant conditions are proposed accordingly.

Detailed feedback has been given to the applicants following the most recent submission, with regard to the proposed landscape plans, revised plans are being submitted in readiness for planning committee addressing the following landscape issues:

- Landscape plan – planting buffer to be incorporated by continuing it along the western and northern boundary of the SUDS area. There will be more variety in the buffer planting, changing the current uniform planting arrangement and creating corners with edges strengthened to create copses/ wooded sections.
- The translocated hedges to be strengthened significantly with additional native planting both sides and tree planting incorporated – to help create a break up development areas.
- The hedge to the north of Model house to be reinforced with a 3-5 m planting belt within which the acoustic fencing should be incorporated.
- Wash down area details to be provided
- Wildflower grassland mixes to replace meadow mixes or a combination to provide interest and diversity of pollinators.
- South eastern boundary alongside proposed Siltbuster building to be reinforced comprising a belt of native woodland planting to help mitigate the impact of the building.
- Replacement/or combination of amenity and meadow grassland areas with wildflower meadow mixes to the front and side of the Siltbuster building.
- Further planting added to car park end sections

With regard to trees, the application is missing important information. The Landscape Layout shows two retained trees neither of which are identified but both of which are protected by a TPO. The first is a multi-stemmed Goat Willow to the east of the existing access, very close to which it is intended to demolish existing buildings. Further information is required for tree protection. The second is an Oak in the south-western corner of the site where it is intended to install an acoustic fence within the root protection area. In order to address this it is recommended that a relevant condition requiring an arboricultural method statement and scaled tree protection plan in accordance with BS5837:2012 'Trees in relation to Design, Demolition and Construction – Recommendations' for the retained trees at the site.

In terms of ecology based on the current objective survey and assessment available, there is enough ecological information to make a lawful planning decision.

A number of documents have been produced to enable assessment of the application at Wonastow Road:

- Update Bat & Nesting Bird Assessment & Method Statement prepared by Abbey Sanders Ecology, January 2016
- Update Dormouse & Hedgerow Method Statement prepared by Abbey Sanders Ecology, January 2016
- CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN, Siltbuster Ltd Site, Wonastow Road, Monmouth Prepared by DLP Planning Ltd., January 2016.
- Green Infrastructure Management Plan: Siltbuster UK Ltd. Prepared by The Richards Partnership, January 2016
- Lighting Design Strategy, Siltbuster Ltd Site, Wonastow Road, Monmouth Prepared by DLP Planning Ltd., January 2016

A reassessment of bat roost potential based on the details of the new application has been undertaken. The outline application and previous scheme identified retention of the buildings and had only undertaken minimal but precautionary assessment of the site. I am satisfied, after closely considering the buildings, that the 2016 assessment is reasonable and it is concluded that the buildings are not active bat roosts. The buildings do however provide opportunities for roosting and the removal of the buildings therefore removes this potential for future use. Bat roosting opportunities (enhancements) for crevice dwelling bats will be provided in the form of boxes on the Siltbuster building. Whilst for lesser horseshoes, which have been recorded using the wider site, a modest night roost structure will be included on the site in accordance with the lesser horseshoe conservation handbook. A relevant condition

securing this provision together with ongoing monitoring and maintenance should be covered by planning condition in the GI Management Plan.

Changes from the approved outline for this area of the site have triggered a need to re-consider impacts on dormouse, badgers and the hedgerows particularly in relation to the requirement to translocate two established hedgerows. Reference is made in the assessment to the methods outlined in the Dormouse addendum for the DC/2013/00368 planning application. Mitigation has been outlined in the Update Dormouse & Hedgerow Method Statement however, as a licence and accompanying method statement will be required, it is advised that planning conditions are used to secure these. A licence will be needed from Natural Resources Wales in order to implement the permission. The Local Planning Authority will need to consider and record the Three European Protected Species Tests before determining the application. NRW will need to confirm that they are satisfied that the Favourable Conservation Status of Dormouse will not be adversely affected prior to the decision on the application. Translocated hedgerows must be considerably supplemented with additional planting, planning condition recommended to secure and maintain this.

A Lighting Design Strategy has been provided which clearly indicates the areas where illumination will be used (western field around building and car park) and where dark corridors which will benefit biodiversity will be maintained (hedgerows, boundary trees, storage yard, attenuation pond, existing track). No lighting specification is included or depiction of the extent of lighting in the western field. Therefore, a planning condition for this is recommended.

Monmouthshire Environmental Health Officer: I have considered this application having regard to the information provided to support it and on site discussion with the applicant and planning officer.

Whilst I have no reason to substantiate an objection to the proposed development there are concerns that unless on site activities are correctly managed there is the potential for complaints to be made particularly in relation to noise if permission is granted.

To assist in managing and controlling these concerns I would recommend that should permission be granted conditions are attached to any consent including:

- Hours of working particularly in noise sensitive areas of the site which are shown on plans to support the application should be restricted to between 07:30 and 18:30.
- Measures to control noise from on-site activity, for example the acoustic fencing should be implemented as agreed with the Local Planning Authority which is as shown on the final plans for the site.

Monmouthshire Planning Policy:

The site is located within the Monmouth Town Development Boundary, in an area allocated in Policy SAH4 as a mixed use site for residential and employment development. This application relates specifically to approximately half (3.25ha) of the overall employment part of the allocation, which accounts for 6.5ha of the SAH4 site in total.

While SAH4 criterion (c) relates solely to B1 development, it is noted that the outline application (DC/2013/00368) has allowed 20% B8 use on site. It seems likely that the proposed application will result in this proportion being exceeded, although the 66 highly skilled jobs created, relocation of the current workforce through the expansion of the existing local company etc. are supported by Strategic Policies S8 and S9 in principle.

Overarching Policies EP1 and DES1 should also be considered relating to general development considerations to ensure a high quality development and environment for residents within the Wonastow Road site. Criterion (d) of DES1 specifically relates to the levels of privacy and amenity of occupiers of neighbouring properties, Policy EP1 also refers to local amenity and impact of development. While the housing site is not yet built the amenity of future occupiers will be a relevant consideration in assessing compliance with Policy EP1.

Policies MV1 and MV2 relating respectively to proposed developments and highway considerations and sustainable transport access. The application form and Design and Access Statement refer to a total of 98 car parking spaces and 14 cycle spaces.

Strategic Policy S13 and Policy G11 relating to Green Infrastructure must be considered. The GI management plan submitted as part of the wider SAH4 site should also be referred to, to

ensure conformity. It is nevertheless noted a revised Green Infrastructure management plan has been submitted with this application and that a few changes have been made to ensure residential amenity is protected. The storage area has been moved which has consequently resulted in the need to translocate hedgerows from elsewhere on the site, it is noted this will help strengthen the screening between the residential and employment uses.

A small portion of the site is located in Zone C1 floodplain, at the time of adoption this related to approximately 0.14ha. The TAN15 flood maps were updated in January 2015, the Zone C1 floodplain in this location expanded slightly, a larger area of approximately 0.5ha is now within the application site. Policy SD3 is therefore of relevance, however, the proposed development does not relate to a form of highly vulnerable development and there is consequently no conflict with Policy SD3 relating to Flood Risk subject to compliance with criterion (a) to (e) of the policy. It must also be considered whether criterion (g) of Policy SAH4 relating to flood zone has also been satisfied, the submission of a FCA to support the application is welcomed. It should be noted that the LDP incorrectly refers to Zone C2 instead of Zone C1 in criterion (g) of Policy SAH4, this was not picked up until after the production of the LDP. Finally, it is noted the application form like the previous application (DC/2015/01116) refers to a 'commercial' (B1 and B8) use. Reference to a B1 and B8 use would be the preferred term to avoid any potential conflict in future.

Monmouthshire Highways Officer: No objection subject to relevant conditions being imposed. The principles of the development are well established with the previous planning approvals and there is no reason to object to the proposal on highway grounds. The internal layout affords appropriate levels of on-site parking and servicing. I would recommend that conditions are attached to any planning decision to safeguard the use and safety of the highway and the new roads to be constructed to ensure that a safe and substantial means of access is available to serve the development that is subject to this application.

Monmouthshire Economic Development Officer:

Siltbuster has been situated in its current site since 2004, it has now outgrown its premises. I have been working with them since July 2014 to find new premises for their business in the Monmouth area. We have been unable to identify suitable existing premises locally and therefore must look at new build opportunities. This site which is the subject of this planning application is the only suitable site that has been identified in the Monmouth area. It is vital that the company can secure new premises to continue their growth.

Welsh Water: Recommend conditions relating to foul drainage.

5.2 Neighbour Notification

Representations received as part of the DC/2015/01116 application which was withdrawn have been brought forward to this application.

To date one letter of support has been received from a local business.

- It should be celebrated that Siltbuster has decided to remain in Monmouth and continue to expand.

5.3 Other Representations

David Davies MP: whilst I cannot favour an application I am sure the Council will agree that Siltbuster Ltd is an extremely impressive company and an asset to the local trade community in Monmouth. It is commendable that the company has chosen to remain in Monmouth rather than expand elsewhere and I hope everything is being done to determine the application quickly and the company is given every assistance to grow in Monmouth.

Nick Ramsay AM I have been in contact with the company over the last few months regarding financial support to develop and expand the business. I wish to add my support to this planning application that will enable the company to consolidate on one site and expand operations enabling it to achieve its development plans for the future.

Monmouth and District Chamber of Trade and Commerce: It's a great vote of confidence that Siltbuster has chosen to stay in Monmouth rather than expand elsewhere. They are one of a few local businesses that have grown in the last 10 years from small beginnings into a successful company with 49 skilled employees. The proposed location provides easy access from the A40 for large goods vehicles to service the site, is suitably landscaped and has adequate parking provision. The proposal by Siltbuster is likely to attract further businesses to the unused parts of the site. The larger site will safeguard existing jobs and allow new jobs to be created in the future.

5.0 EVALUATION

The main issues that arise with this application is the following:

1. Principle of development
2. Economic Development Implications
3. Neighbour Amenity
4. Visual Amenity
5. Flooding
6. Green Infrastructure
7. Biodiversity (The Three Tests)

6.1 Principle of Development

6.1.1 This proposal is strictly speaking, not in full accordance with planning policy, as the relevant policy that applies to this site is Policy SAH4 which restricts the employment aspect to a B1 use. However the outline planning approval DC/201/00368 (which was for 370 dwellings and 6.5 hectares of employment B1 and B8 and associated infrastructure with all matters reserved except for access) included the provision of 20% of the employment site being used for B8 to enable the site to become more deliverable. In this case the proposal is looking to take up approximately 4 hectares of the 6.5 hectares that are available; in employment terms the proposal comprises 2325 sq. m (their existing premises is 1672 sq. metres of office and warehouse. The proposal represents a 62% B1 and 38% B8 use of floor space.

6.1.2 There are 49 jobs being safeguarded (20 of which are PhD level or above), and as a result of this proposed development there is a forecasted significant increase in employment with an additional 66 new jobs being potentially created many with a high skill level (degree or higher). It is accepted that this is a genuine proposal for the expansion of what is a highly skilled important local business, the relocation of which will safeguard the existing workforce, allow the prospect of a significant increase in jobs, and free up existing employment land for a chain of committed further development. It is understood that Monmouthshire's Economic Development Team is strongly supportive, as are the Welsh Government given Siltbuster's track record and export performance.

6.1.3 In this case therefore the principle of relocation can be supported subject to detailed concerns which are addressed below, namely it is imperative that significant efforts are made in the layout, design and landscaping of the scheme, as the entrance to the housing site and the remaining 2 hectares of employment should see only high quality B1 development. The application needs to ensure a land take up that does not prejudice an efficient layout of the

remainder of the employment land allocation. In this case the site has opened up the opportunity for a further employer to occupy a B1 only site in the north-west of the application site. Also the area to the south of the site fronting onto Wonastow Road within the blue line of the application site will become available to a further employment provider in the future. The proposed layout does not compromise the provision of either of these sites coming forward in the future. The detailed issues of design, layout, landscaping noise etc., are addressed in turn below.

6.2 Economic Development Implications

6.2.1 Paragraph 1.19 has provided a resume of the history of the applicant and how successful its growth has been over the last 10 years. The business's record and employee credentials verifies that this is a highly skilled workforce that has grown in number as the business has expanded and has now become the UK's leading authority on water treatment, silt pollution prevention, wet waste and prevention of waterborne pollution from construction sites, whilst their group which comprises three divisions has a rapidly growing European and Global market. The proposed development is crucial to this company being allowed to expand and keep pace with its growth rates resulting in the potential for an additional 66 skilled employees being employed whilst safeguarding the existing 49 jobs.

6.2.2 There are a number of issues that has resulted in them urgently needing to occupy the application site. These are as follows:

- i) Siltbuster currently has two sites on Wonastow Road West, these are at capacity and the business needs to relocate to larger premises to allow it to grow to its full potential. This was further complicated by the loss of the lease of the largest storage site on the estate resulting in an increased urgency for the planned development in view of the temporary storage arrangements granted lasting only one year. The temporary storage area has consent until September 2016.
- ii) There are businesses on standby ready to occupy the buildings that Siltbuster vacates; there is requirement for Siltbuster to have vacated its site in the summer.
- iii) There are no suitable alternative locations in Monmouth, so a new build development in close proximity to the existing premises has been identified as the only way to keep the company operating within Monmouth.

6.2.3 There are significant economic benefits achieved from Siltbuster occupying this site, in this context the proposal fully complies with National Guidance and LDP Policy S8.

6.3 Visual Amenity

6.3.1 As addressed above in paragraph 6.1, it is imperative given the combined uses of this site that significant efforts are made in the proposal to provide a high quality frontage on this prominent site leading into the new residential area. What is in the public domain should represent a high quality B1 use with the open storage area needing to be located unobtrusively to the rear and controlled carefully to protect neighbour amenity. The storage area would have to be screened by mature landscaping to ensure there are no vantage points of the less visually attractive aspects of this use. The Design and Access Statement sets out the brief for the project:

“ the requirement to provide a new headquarters building incorporating offices, research and development provision, workshop areas and storage facilities both internal and external gives rise to the design dichotomy requirements of a high quality office environment, tempered by the traditionally aesthetic requirements of an enclosed warehouse space, as a single building volume, to be addressed within the design solution”

6.3.2 Viewpoints of the site will be principally across the open field to the south of the site currently undeveloped and part of the allocated employment site. There will be clear views from the approach road into the residential site. The proposed new building is situated centrally within its plot while the large scale storage area that Siltbuster requires for its varied hire equipment would be located in the area with the least visual impact.

6.3.3 The site is seen as a greenfield site that will be passed by all residents of the proposed residential development – thus, a standard industrial unit or faceless office building would not be appropriate for this site. The use of high quality materials is seen as imperative to a successful design solution. As stated in the Design & Access Statement “a contemporary building provides a less visually intrusive solution than one making weak and failed attempts to follow standard typologies and precedents”.

6.3.4 Within the site the scale of the building is reduced at the entrance area to a section of single storey in order to ensure minimal impact of the building when viewed from the access road. The overall impact of the building is managed by breaking down the continuous built form into distinguishable separate elements with the use of differing but complimentary materials. The choice of a curved roof helps particularly when viewed from external vantage points.

6.3.5 Whilst there are no predominant architectural features in the vicinity, the proposals utilise a palette of modern high quality profiled cladding panels and metal roofing, aluminium doors and windows, vertical and horizontal timber Brise soleil shading and areas of sedum roofing, that overall provide a high quality corporate finish to the building. Furthermore, as the site levels result in the building being 1m to 1.5m lower than the road level, this enables the proposed building to sit lower in the surroundings and reduce its impact on the area whilst allowing the building to be visible to visitor. The signage (which will be subject to a separate application) at first floor level would be closer to eye level.

6.3.6 The proposed layout provides a clear hierarchy of space with the main site: vehicular access / egress and parking provision being easily accessed from the public realm; this in turn is isolated from the private realm of storage, maintenance and despatch spaces whilst also being interlinked. All public areas are clearly visible from the main vantage points into the site from the highway, while the storage, despatch and workshop areas located within a secure compound are out of general view. The only potential public viewpoint of the compound is from Wonastow Road to the south of the site adjacent to Model farmhouse. In this case the equipment would be set well back into the site and would be screened by bolstering the existing landscape belt adjacent to the highway and the further landscape belt proposed to form the boundary of the storage area. There is no clear vantage point of the site from this aspect that would detract significantly from the visual amenity of the surrounding area.

6.3.7 The proposed scheme has succeeded by virtue of the layout, comprehensive landscaping, sensitive surface materials and innovative high quality building design in delivering the high quality B1 frontage that was required, whilst at the same time locating the more unsightly (but essential) aspects of the proposal away from any public vantage points. The proposed development, subject to the relevant green infrastructure conditions being accommodated, will make a significant contribution to the visual amenity of the area and has set the bar high in terms of the design expectations for the future employment users that occupy the remaining part of the site.

6.4 Neighbour Amenity

6.4.1 There are two main receptors of this site, the first is Model Farm which sits in isolation to the south of the site, and the second is the new residential development site that runs to

the north and west of the application site. In both cases the two issues that have a potential impact on neighbour amenity are visual intrusion and noise.

6.4.2 With regard to Model Farm, the storage area has, with recent amendments, moved in closer proximity to this key receptor. However, the storage area is to the north-east of this dwelling but the main rear aspect of Model Farmhouse is north-west away from the storage area. There are also a number of outbuildings that run along the eastern boundary of Model Farmhouse that provide a physical barrier between the side of the property and the start of the storage area. Whilst there is no right of a view over land not in a person's ownership there can be an over-bearing impact that can result in a given building or use within close proximity to a receptor having a significant impact upon their residential amenity. In this case the storage area is set to the side, a new acoustic fence and a strong landscape buffer is proposed to soften the aspect of the storage area, and cumulatively these features serve to minimise any potentially significant overbearing impact that arises from the proposed use of this site.

6.4.3 With regard to noise, a noise assessment has been undertaken using measurements and calculations taken from the current temporary use of the storage yard. The storage yard has been sub-divided into zoned areas with the least used kit/equipment to be situated in the three zones closest to Model Farm. It is also proposed that these zones are restricted to hours of operation of 07:30 to 18:30 Mondays to Fridays only. The Council's Environmental Health section has been consulted on this application, and the conclusion is that subject to a suitable siting of the acoustic fence (following consultation with Environmental Health the acoustic fence has been repositioned adjacent to Model Farmhouse's north-eastern boundary) and appropriate management of the storage area in relation to hours of operation, there is no objection to the proposal. Furthermore, it is proposed as part of this scheme to close off the existing access immediately adjacent to Model Farmhouse. This farm track currently serves the temporary storage yard; the access will remain open to provide access to Model Farmhouse only while all traffic movements along the eastern boundary of this property will cease. Indeed given that this previously served a farm with the associated traffic movements using this access this will represent an improvement with regard to noise and disturbance that arises from the use of this track. In conclusion, subject to the imposition of relevant conditions requiring the implementation of the noise mitigation measures including the acoustic fence and landscaping, the proposal does not have a significant adverse impact upon the neighbouring occupier of Model Farmhouse.

6.4.4 With regard to the future residential development, it is principally the dwellings that back directly onto the common boundary with the proposed car park and the new B1 site that are potentially affected. The car park has been designed to minimise headlights entering the rear of properties, the car park is broken up by landscaping with a significant landscape belt situated adjacent to the boundary. There are five properties that have a direct rear aspect across the site to what will be a future B1 use, however this detail is not to be considered as part of this application and there is no control over when this site will be developed. Once it does become developed, it will (subject to a suitably designed scheme) provide a physical barrier between the residential development and the storage yard to the east, although in the meantime it is important that the measures undertaken ensure that there will be no adverse impact upon neighbour amenity whilst this area remains undeveloped. In this case the acoustic fence supplemented with a strong planting buffer along the immediate common boundary in addition to the new planted boundary to the storage area will soften the visual impact of the proposed use and prevent any significant over-bearing impact.

6.4.5 With regard to noise, the boundary treatments proposed coupled with the satisfactory separating distance and the existing background uses from the Wonastow Industrial Estate to the east will result in this development not having a significant adverse impact in this case during the daytime hours. It is necessary however that the central storage zones (Zones 1 and 2) closest to the boundary are controlled in terms of timing to prevent the use of this area

during very unsocial hours when the background noise is significantly lower. A relevant condition is recommended accordingly.

6.5 Flooding

6.5.1 There are two issues to consider namely land drainage and the Flood Consequences Assessment.

6.5.2 An 'Indicative Drainage Layout – February 2016' and 'Drainage Strategy Compliance Statement, and Flood Consequences Assessment has been submitted with this application. Natural Resources Wales has been the key consultative body on this matter. As outlined in their consultation response, with the exception of the additional information that is outstanding regarding the proposed regrading and re-profiling of part of the site around the attenuation pond (which is being addressed and the findings will be reported as late correspondence), the recommendations of the Flood Consequences Assessment (as identified in detail under the NRW consultation response under Paragraph 5.1) is in line with the guidance set out in TAN 15. The finished floor level of the proposed buildings is a minimum of 21m AOD and hence during the extreme 1 in 1000 year event the buildings will not experience any flooding.

6.5.2 It is proposed to discharge surface water runoff to an open watercourse and so the applicant will be required to apply for Land Drainage Consent from Natural Resources Wales. The technical requirements for compliance will be addressed as part of the land drainage consent. However no objection has been offered in principle to the proposed mechanism provided for dealing with this issue which features the proposed use of a storage pond, designed for the 100 year + 30% climate change storm event, and controlled discharge, to greenfield rate or lower, by means of a hydrobrake or similar, according with NRW requirements. The proposed betterment to the area offered by increasing pond depths by 300mm and restricting runoff to Q_{bar} , along with the potential use of impermeable surface finishes as a mean of reducing runoff and attenuating flow, is supported. It is important that the proposed emergency overflow/spillway from the attenuation pond must not prevent the pond from achieving its design requirements. This will be subject to the technical assessment that is considered separately by NRW as part of the land drainage consent. For the purposes of this application (subject to the outstanding information being agreed), the details provided are accepted and supported and comply with relevant planning policy.

6.6 Green infrastructure

6.6.1 An essential and integral part of ensuring this development meets the requirement to deliver a high quality development within this site and retain a rural sense of place is to embrace and incorporate green infrastructure within the design and layout of this site. This application has altered the scheme that was allowed at the outline phase, in that the connectivity that was achieved from east to west across the site has been revised with translocation of hedgerows and screen planting which function as woodland habitat. There have been opportunities delivered in the Sustainable Urban Drainage Systems, car parking and in the design and treatment of the office building with permeable surfaces, green walls and a sedum roof.

6.6.2 The proposed landscape scheme requires further work and the applicant has responded to this by providing a revised landscape plan ready for Planning Committee that achieves what is required to ensure that the landscape design retains the rural sense of place. Ecologically, the green infrastructure proposals for the site now function to bolster and protect the existing hedgerow network and trees, thus protecting dormouse habitat and the foraging/commuting habitat for bats whilst improving biodiversity habitats for other species. The proposed landscape scheme now provides the strategic landscape buffers that offer visual separation between the industrial development, housing site and the allotments,

consolidating green corridors and ensuring the entrance to the adjacent residential development is not dominated by the presence of the industrial development. The retention and strengthening of the majority of hedgerows allows the building to sit as part of the landscape, retaining the character and amenity that exist on site. The additional trees planted on the boundary enhance the sense of place and amenity of the residential properties set against the boundary.

6.6.3 As with the adjacent residential site Green Infrastructure has driven the layout and design of this site including the design of the building, alterations have led to further enhancements in the site which have mitigated against the less visually attractive elements of the proposals, whilst also being a crucial factor in delivering the high quality frontage within the public domain. What is imperative is that the mechanism for ensuring that they are implemented effectively and managed thereafter in accordance with the given objectives is provided, and there are conditions recommended accordingly to secure this.

6.7 Biodiversity

6.7.1 European Protected Species – Three Tests

In consideration of this application, European Protected Species (bats / dormice) will be affected by the development and it has been established that a derogation licence from Natural Resources Wales will be required to implement the consent. Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (as amended) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests have been considered in consultation with NRW and the Council's Biodiversity and Ecology Officers as follows:

(i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

The application site forms part of an allocated strategic site comprising residential and employment development. The economic benefits of this development as addressed in paragraphs 6.1 and 6.2 above are crucial in making this strategic site work; this requirement is satisfied.

(ii) There is no satisfactory alternative

There are no other allocated areas in Monmouth that provide the space and access that this business requires to expand.

(iii) The derogation is not detrimental to the maintenance of the population of the species concerned as a favourable conservation status in their natural range.

Natural Resources Wales has been consulted on this application and has not objected to this proposal subject to relevant conditions being imposed. In the light of the circumstances outlined above which demonstrate that the three tests would be met, and having regard for the advice of Natural Resources Wales and the Council's own Biodiversity Officers, it is recommended that planning conditions are used to secure the following:

- Compliance with the submitted mitigation/method statement
- Condition for a detailed method statement
- Scheme of mitigation
- Condition to see evidence of licence

6.8 Response to the Representations of the Community/ Town Council

The concerns regarding the inadequacy of the Flood Consequences Assessment is addressed in Paragraph 6.5 above.

6.0 RECOMMENDATION: APPROVE

Conditions

1. Time Condition – five years in which to commence development.
2. Plans Compliance condition
3. Details of boundary materials including that of the acoustic fence and palisade fence shall be submitted and agreed with the Local Planning Authority prior to development commencing on site. To be implemented in accordance with agreed details.
4. Submission of programme of works relating to the timing of boundary materials and acoustic fence to be erected. To work in accordance with the CEMP, CMP and GI Management Plan.
5. Use restriction with no less than 60% of the floor space of the building, hereby approved, to be B1 use only.
6. Area shown for B1 use only shall be used for this use only.
7. Prior to the commencement of development, a scheme of pre-construction surveys of the site for protected species shall be submitted for approval in writing. This scheme shall include bat survey of any buildings/trees to be removed in implementation of the approval. The approved scheme shall be implemented in full.
 - Notwithstanding the details submitted within the approved documents, full details of both hard and soft landscape works for the area to the east of the Siltbuster car park and building should be provided (areas zoned within the GI Masterplan). These shall be submitted within 2 months of the date of the planning permission being issued for the written approval of the local authority. These details should support and provide further detail of the aims and objectives for the area to the east of the Siltbuster building and car park (zoned areas identified in the GI masterplan). Details of form and extent of, any supplementary planting to retained and/or newly planted/translocated material, including measures to safeguard habitats from adjacent buildings and structures shall be included. Details shall include [for example]:-
 - proposed finished levels or contours;
 - means of enclosure;
 - car parking layouts;
 - other vehicle and pedestrian access and circulation areas;
 - hard surfacing materials;
 - minor artefacts and structures (e.g. refuse or other storage units, signs, ,lighting, floodlighting and cctv installations etc.);
 - Existing vegetation.
 - Proposed Landscape /GI mitigation to include soft landscape details specifically; planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities.
8. Not later than 2 months following the approval notice being issued details of earthworks shall be submitted to and approved by the Local Planning Authority. These details shall include

the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.

9. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

11. A Green Infrastructure Management Strategy Plan shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement or occupation of the development. The content of the Management Plan shall include the following;

- a) Description and evaluation of Green Infrastructure assets to be managed.
- b) Trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The Management Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the Green Infrastructure Management Plan are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning Green Infrastructure objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

12. No occupation of the development until a scheme of bat and bird enhancements has been submitted to the LPA and approved in writing. The agreed scheme shall be implemented in full.

13. No development shall take place including ground works or site clearance until a Protected Species Method Statement (dormouse) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall build upon the principles in Update Dormouse & Hedgerow Method Statement prepared by Abbey Sanders Ecology, January 2016 and shall further include:

- a) purpose and objectives for the proposed works in relation to protection of dormouse and provision of dormouse mitigation;
- b) detailed designs and working methods necessary to achieve stated objectives;
- c) extent and location of proposed works shown on appropriate scale maps and plans;

- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) measures to avoid killing and injuring dormice during works,
 - f) persons responsible for implementing the works;
 - g) initial aftercare and long-term maintenance;
 - h) monitoring schedule and details of remedial measures which will be implemented should monitoring demonstrate a decline in population or distribution of dormouse;
- The works shall be carried out strictly in accordance with the approved details.

14. The hereby permitted works shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a copy of the licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity / development to go ahead; or
- b) a statement in writing from the scheme ecologist to confirm that the specified activity/development will not require a licence based on legislative and ecological justification.

15. Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed at the application site until an appropriate lighting specification plan has been submitted to the Local Planning Authority and approved in writing. The specification plan shall include:

- a) lighting type, positioning, direction and specification
- b) drawings setting out light spillage in key areas for bats and dormouse e.g. hedgerows and trees based on technical specifications

The strategy must demonstrate that the hedgerows and screen planting are not illuminated to allow dark corridors for dormouse, bats and other wildlife to persist. The scheme should address the construction and operational phase; include measures to monitor lux levels; and include remedial action to be undertaken where problems are identified by the monitoring scheme. The scheme shall be agreed in writing with the Local Planning Authority and implemented in full.

16. No construction or demolition is to take place until there has been submitted to the local planning authority and agreed in writing, an arboricultural method statement and scaled tree protection plan in accordance with BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations for the retained trees at the site.

17. No construction or demolition is to take place until there has been submitted to the local planning authority and agreed in writing, an arboricultural method statement and scaled tree protection plan in accordance with BS5837:2012 Trees in relation to Design, Demolition and Construction – Recommendations for the retained trees at the site.

18. No development shall commence until the new junction and access road required to be constructed pursuant to a section 278 Agreement has been constructed to at least binder course level and a compliant street lighting system is in operation.

19. Prior to the commencement of any works a Construction Traffic Management Plan shall be submitted to and approved in writing with the Local Planning Authority.

20. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted and approved in writing by the Local Planning Authority to provide for;

- The means of access into the site for all construction traffic
- The parking of vehicles for site operatives and visitors
- The management of vehicular and pedestrian traffic
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel washing facilities

- measures to control the emission of dust and dirt during construction

21. The temporary means of access approved under DC/2015/00672 will not be permitted to be used for the purpose of gaining access to the development site for the purpose of constructing the development nor for the delivery of plant and materials.

25. Movement and operation of plant and machinery within Zones 7, 8 and 9 as shown on plan reference [to be added] shall only take place between the hours of 07:30 to 18:30 Monday to Friday; there shall be no movement or operation at all at weekends or public holidays. Movement and operation of plant and machinery within Zones 1 and 2 shall be restricted to between 06:30 to 20:30 Monday to Friday and 09:00 to 18:00 weekends and public holidays, and not at all at other times.

26. No development shall commence on site until a scheme for foul sewage that shows how the site will satisfactorily accommodate the foul water discharge from the site, to be submitted and approved by the Local Planning Authority. The building shall not be occupied until this has been implemented in accordance with the approved details and thereafter no foul water, surface water or land drainage shall be allowed to connect directly or indirectly into the public sewerage system.