

Application Number: DM/2023/01562

Proposal: Replacement and relocation of the existing children's play area at Castle Dell. It is proposed to remove all of the existing items of play equipment and slightly relocate the boundary of the play area to the north, away from the Town Wall. Install additional items of equipment between the relocated play area and the water fountain and install an elevated bank slide from the top level of the site down to the lower footpath.

Address: Play Area, Castle Dell, Welsh Street, Chepstow

Applicant: Mr Mike Moran - MonLife

Plans: Location Plan 3615_TLP_XX_XX_D_L_00001 - P01,
Other Slide parameters - Massey and Harris,
Other Crow's nest - 70003 PO3,
Other Clearance Plan - 00003 Rev PO2,
Other Existing Equipment - 00002 Rev PO1,
Site Layout 00004 Rev PO2 - Layout,
Landscaping Plan 10002 - Master Plan,
Other 30001 Rev PO2 - Biodiversity Net Gain,
Other 50002 Rev PO1 - Play Surface,
Other 50003 Rev PO1 - Timber Bridge,
Other 50004 Rev Po1 - Fence and Hedge,
Other 50005 Rev PO1 - Wildflower Scrape,
Landscaping Plan 50006 Rev PO1 - Tree Pit, Other 50008 Rev Po1 - Gate,
Other 50009 Rev Po1 - Double Gate,
Other 70001 Rev PO2 - Boat Parameters,
Other 70002 Rev Po2 - Boat parameters 2,
Landscaping Plan 90001 - Landscape, Design and Access Statement - ,
Heritage Statement - ,
Other Design Report - ,
Other 10001 GA Po3 - General Arrangement,

RECOMMENDATION: Approve

Case Officer: Kate Young

Date Valid: 23.11.2023

This application is presented to Planning Committee as it is submitted on behalf of Monmouthshire County Council

1.0 APPLICATION DETAILS

1.1 Site Description

The site is a public open space known as Castle Dell, adjacent to the Bank Street Car Park, with pedestrian access from Welsh Street, the Bank Street Car Park and from the Chepstow Castle Car Park to the south. Castle Dell is the main area of public open space (POS) in the centre of Chepstow. The site contains a children's play area and an important traffic free pedestrian route, linking the town centre with Lower Chepstow. The site is in private ownership, but it has been leased by the County Council since the 1940s. The equipment in the children's play area dates back to the 1960s and is constructed mainly of tubular steel equipment, which has come to the end of its useful life.

The site which measures approximately 0.3ha is designated as an Area of Amenity Importance under Policy DES2 of the LDP and is within the Chepstow Development Boundary and the Chepstow Conservation Area. The site is an Archaeologically Sensitive Area and abuts the Chepstow Town Wall, which is a Scheduled Ancient Monument. The site is also allocated within a Minerals Safeguarding Area. To the south of the site are residential properties.

1.2 Value Added

The height of the platform of the crow's nest has been lowered and a screen panel added to ensure there will be no overlooking from the crow's nest to the neighbouring properties.

1.3 Proposal Description

This full application seeks the replacement and relocation of the existing children's play area at Castle Dell. It is proposed to remove all of the existing items of play equipment and slightly relocate the boundary of the play area to the north, away from the Town Wall. In addition, it is proposed to install additional items of equipment between the relocated play area and the water fountain on site and to install an elevated bank slide from the top level of the site down to the lower footpath leading to Chepstow Castle. The proposed means of enclosure will be a wooden post and rail fence with stockproof netting, supplemented by a 1.2m high beech hedge, to include some sensory planting to create a more natural appearance in keeping with the remainder of the site. The play equipment will, where possible, be constructed using sustainable hardwood products such as robinia - some of the more functional equipment with dynamic moving parts (e.g. deck-level inclusive roundabout) will be of steel construction.

The proposal is to replace the existing fixed play items with a range of up to -date equipment made of more sustainable materials that will be more accessible and will meet the deficiencies identified in the 2019 play value assessment. The play area will also be moved further into the green open space away from the historic Town Wall, which is a Scheduled Ancient Monument. This will allow better access to, and views of the wall for members of the public and will provide scope for onsite interpretation about the wall and its historical significance to the town.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2023/01562	Replacement and relocation of the existing children's play area at Castle Dell. It is proposed to remove all of the existing items of play equipment and slightly relocate the boundary of the play area to the north, away from the Town Wall. Install additional items of equipment between the relocated play area and the water fountain and install an elevated bank slide from the top level of the site down to the lower footpath.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S5 LDP Community and Recreation Facilities

S13 LDP Landscape, Green Infrastructure and the Natural Environment

S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
GI1 LDP Green Infrastructure
HE1 LDP Development in Conservation Areas
DES2 LDP Areas of Amenity Importance
EP3 LDP Lighting

Supplementary Planning Guidance

Green Infrastructure April 2015:

<http://www.monmouthshire.gov.uk/app/uploads/2015/07/GI-April-2015.pdf>

Conservation Area Appraisal

Chepstow Conservation Area Appraisal (March 2016):

<http://www.monmouthshire.gov.uk/planning-policy/supplementary-planning-guidance/chepstow-conservation-area-appraisal>

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 11

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Chepstow Town Council recommends approval subject to the following:

1. That appropriate planting be considered to discourage climbing of the historic Town Wall;
2. That the final height of the crow's nest and ship do not overlook neighbouring properties.

MCC Landscape and GI - No objection subject to the provision of an establishment and aftercare programme.

Cadw

Consider that the application is inadequately documented and we recommend that additional information is required to enable a balanced decision to be taken against Planning Policy Wales, Technical Advice Note 24

Office for Nuclear Regulation - No comment.

MCC Ecology – Given the area is an existing play space it is not considered necessary to request an ecological survey. The proposal does not include removal of any trees and is unlikely to affect any priority habitats or species. Due to the type and scale of the proposal there is unlikely to be a significant effect on the River Wye SAC. The biodiversity officer has no objection to the proposal. A condition securing the proposed enhancements is suggested.

MCC Heritage Officer -

This application seeks to replace and relocate the existing children's play area. No adverse heritage comments in relation to the conservation area or setting of adjacent listed buildings given the existing use of space as a play area. This does not fail to preserve the character of the conservation area. Defer to Cadw for comments regarding SAM.

MCC Public Rights of Way - No objection

There are no recorded public rights of way through the site of the proposed development. Despite this there are paths through the site that because of their location and proximity to the town, castle and river are highly likely to carry unrecorded rights.

5.2 Neighbour Notification

Letters of objection from two addresses:

Play area will extend closer to residential properties

Encourage children to climb on the wall

Quality of life will be negatively affected by overlooking, potential anti-social behaviour after dark, and loss of privacy

Concern over the height of the crow's nest and location of the pirate ship.

The proposal is overbearing and out of scale with the surroundings

Letter of support from four addresses:

Support the proposals

Welcome the application and the hard work put into it.

Addresses the tired looking equipment and will be a substantial positive amenity for the locality.

Provides a much needed facility for the children, the slide is great.

Welcome the landscaping and benches.

5.3 Other Representations

None Received

5.4 Local Member Representations

None Received

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

The Council is committed to protecting and enhancing community facilities to meet the needs of residents. Providing a range of community facilities which are accessible to as many people as possible is essential in developing sustainable and inclusive communities. Policy S5 of the Monmouthshire Local Development Plan (LDP) relates to Community and Recreation Facilities. This

policy advises that development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations.

There is a long established use of this site as a play area and park and the proposal accords with the objectives of Policy S5 by enhancing an existing community facility. In 2019 there was an independent play value assessment of all of the council's 110 play areas in the county and the Castle Dell play area was ranked as "poor", achieving a score of 18 out of a possible total of 84 marks on the assessment matrix. The original impetus for this project came from the Friends of Dell Park Chepstow (FDPC) consisting of a group of local residents focused on creating a destination park for Chepstow. Since its inception in 2016, FDPC has undertaken local consultations and events to gather the views of local people and has involved local children in the ongoing development of plans for the area. During this period, the Friends Group commissioned a firm of landscape architects to draw up an initial conceptual design report for the park. The replacement of the children's play area forms part of a wider vision for the town - "Transforming Chepstow" - a project which has been the subject of extensive public consultation in recent years.

6.2 Sustainability

The proposal is to replace the existing fixed play items with a range of up to-date equipment made of more sustainable materials. The play park is in a very sustainable location being close to the Town Centre and the Dell Primary School, it is expected that most users of the play area will walk to the site

6.3 Good Design and Place Making

Policy DES1 of the LDP requires that all development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. The proposed new play area will have a slightly larger footprint than that of the existing play area and will contain a range of new equipment aiming at a wider age range of children and young people. The proposal is to reinstate part of the existing site to an open grassed area with some wildflower planting. There is also a proposal to construct a large bank slide, linking the top level of the Dell (where the existing play area is located) to the lower public footpath that leads from Welsh Street down to Chepstow Castle, the castle car park and tourist information centre and Chepstow Museum. The current play area is enclosed on two sides by a 1.2m high bow top fence, on one side by the historic town wall and on the other side by the boundary wall between Castle Dell and private residential properties at Dell View. The new play area will be enclosed on three sides by a wooden fence and natural planting, consisting of local species with some sensory plants included. The other side will be formed by the existing boundary wall with Dell View. The existing play area consists mainly of fixed play items constructed using tubular metal frames, whereas in the new play area it is proposed to use fixed play items constructed using more natural materials, mainly of a wooden construction using equipment made of sustainable hardwoods. There will also be a significant proportion of accessible play items to suit the needs of disabled children and children with other support needs.

The design of the new play equipment has been informed by the views resulting from extensive public consultation and accords with the objectives of Policy DES1 by ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking. The proposal will contribute towards sense of place by providing an enhanced play facility in the Town Centre.

6.4 Impact on the Area of Amenity Importance

All of this site lies within an Area designated as an Area of Amenity Importance. Policy DES2 of the LPD says that development proposals on areas of amenity importance will only be permitted if there is no unacceptable adverse effect on any of the following:

- a) the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces;

- b) the relationship of the area of amenity importance to adjacent or linked areas of green infrastructure in terms of its contribution to the character of the locality and / or its ability to relieve the monotony of the built form;
- c) the role of the area as a venue for formal and informal sport, general recreation and as community space, expressed in terms of actual usage and facilities available, as well as its relationship to general open space requirements as set out in policy CRF2;
- d) the cultural amenity of the area, including places and features of archaeological, historic, geological and landscape importance; and
- e) the nature conservation interest of the area, through damage to, or the loss of, important habitats or natural features

In this case the site is a very visually important seen in the context of the town wall and the Castle Dell. The site will remain publicly accessible and the new play equipment would enhance the visual appearance of the area. The site is well linked to other green spaces in the area providing permeability through The Dell to the Castle. The proposal will maintain and enhance this important relationship. The role of the area as a venue for formal and informal sport, general recreation and as community space will be retained. The Historic environment will be enhanced as the play area will be moved away from the historic Town Wall, which is a Scheduled Ancient Monument. This will allow better access to, and views of the wall for members of the public and will provide scope for including site interpretation about the wall and its historical significance to the town. The proposal therefore accords with all of the objectives of Policy DES2.

6.5 Landscape

The site itself is an existing play area with a range of equipment on a grassed area platform adjacent to public access, trees, historic town wall and undulating topography. The site is visible from Welsh street and is principally accessed by an informal path linking to Welsh street car park via a short passage break in the old castle walls. The site abuts the historic town wall which abuts properties on its other side at Dell view which are predominantly three-storey and afford some views over the tall castle walls.

The proposal seeks to provide a new play area on some of the existing play area and some of the immediately adjacent space creating a more linear play area following the line of the existing historic wall to the east and with additional outlying slide and utilising localised topography and associated paths for access. From a policy perspective, Policy LC5 Protection and Enhancement of landscape character highlights that development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects. From a policy perspective, the refurbishment of the existing play area, change to layout and location will not have a significant adverse visual and environmental impact on the amenity of the area (Policy DES2 land) or that of the role of the area for informal recreation, its cultural amenity or nature conservation interests from a landscape and GI perspective. It is considered that the proposed scheme will be acceptable from a landscape and GI perspective. The applicant has indicated that there will be a palette of landscape interventions such as Fagus hedge, wildflower planting, swales and sensory planting. This is welcome. Further clarity with regard to the establishment and short to long term management will be required to ensure establishment and aftercare is in place. This can be provided as a condition of approval should the application progress.

The provision of a Green Infrastructure Statement (GIS).

The updated PPW11 chapter 6 October 2023 highlights that a GIS should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement will describe how green infrastructure will be incorporated into the proposal. It is considered that within the context of this application and with reference to policy DES2 and the updated PPW11 the applicant has provided sufficient information within the application DAS, initial 2017 report and biodiversity net gain plan. The applicant has indicated why the location chosen is most appropriate in terms of wider impacts and has indicated design changes that have been informed by the underlying GI e.g. retention of trees, modification of design and GI connectivity. The applicant has indicated the positive interventions proposed such as reinstatement of ground, wildflowers, sensory planting with pollinator value, new trees hedgerow, swales and GI connectivity.

6.6 Historic Environment

The site is located within an historically sensitive location, within close proximity to the Schedule Monuments of the Castle and the Town Wall. It is also within Chepstow Conservation Area and close to a number of listed buildings and within the Archaeologically Sensitive Area. The Authority's Heritage Officer has considered the proposals and given that the area is already used for play space and the proposals will enhance the provision as well as the landscaping enhancements the overall impact is considered to be acceptable and there are no adverse comments in relation to the setting of listed buildings and the conservation area.

Given the proximity to the Scheduled Ancient Monument, (SAM) and in accordance with para 1.24 of TAN 24 Cadw were consulted in relation to the proposals. An area of the site is within the SAM Boundary and as such Scheduled Monument Consent (SMC) for the proposed works in that area has previously been granted. However, Cadw noted that the current application includes a tower and slide that were not in the previous proposals. They note that these two pieces of equipment are outside the SAM area and so SMC is not required. However, Cadw requested further information dimensions and elevations of the tower and slide. These have now been received, however a formal written response from Cadw is yet to be received.

In accordance with para 1.29 of TAN 24. 'The Local Planning Authority will need to make its own assessment of the impact within the setting of a historic asset, having considered the responses from consultees as part of the process'.

The slide and tower are confirmed as being 3.6m above ground level at its highest point. This high point is located towards the centre of the play area 20m away from the scheduled wall. Although the slide will be visible, it will be read in context with the backdrop of the other play equipment and improved landscaping helping it blend in. The area is characterised by the existing play space, and whilst the equipment is new and the area is larger than previously, it is not considered to be sufficiently harmful to warrant refusal of the application. Informal conversations with the relevant officer in Cadw suggested that tower should be clad in a hardwood and that the finish of the slide should be considered. On balance, it is considered that the proposals do not have a harmful effect on the setting of the historic assets around it for the reasons set out above. It is suggested that a condition be added to confirm the cladding to the tower and finish to the slide as per Cadw's informal comments. In addition the Local Authority's Heritage Officer has been consulted on the proposals and provided comment which have been given weight to the consideration of the impact on the heritage assets.

6.7 Biodiversity

As confirmed by the Authority's Biodiversity Officer, given that the site is currently an existing play area and that the scale of the development is relatively low (not removing any trees etc.) it was considered that a full ecological survey was not necessary. The proposals will involve a bio-diversity enhancement by proposing substantial landscaping to improve the visual appearance and the wildlife contribution to the play area, issues that are currently lacking. The Authority's Biodiversity Officer did request a condition to ensure that the enhancements shown on the plans are carried out. It is therefore considered that the application complies with PPW Ed. 11 Chapter 6.

6.8 Impact on Amenity

To the south of the site are residential properties in Dell View and Boscobel House, the historic town wall lies between these residential properties and the play area. The proposed layout will move the play equipment further from the wall but also extend the area in a more westerly direction. The equipment in this western part of the site will include the pirate ship, the crow's nest and multi coloured climbing blocks. The height of the platform for the crow's nest is three metres above ground level, the approximate height of the wall between the play area and the properties at Dell View is 3.4 metres; therefore it would be possible for children standing on the platform to look over the wall and into the windows of the neighbouring residential properties. The platform is less than 15 metres from the rear elevation of those properties. In order to overcome this unacceptable level of

overlooking, a 2 metre high anti-climb screen will be erected on the southern part of the platform. This reduces overlooking by re-focusing the views and attention away from neighbouring properties and towards the castle and open space to the north-east. These measures will protect the privacy of the occupiers of Dell View and accords with the objectives of Policy EP1 of the LDP

6.9 Mineral Safeguarding

The site is located within a Minerals Safeguarding Area for limestone. Policy M2 of the LDP says that development proposals which may impact on the minerals safeguarding will not be acceptable unless the potential of the area for mineral extraction has been investigated. In this case there is negligible potential given the town centre location, the heritage resources in the vicinity and the location adjacent to residential properties.

6.10 Flooding

Flood risk maps provided by Natural Resources Wales indicate the area to be at no particular risk of flooding from any source.

6.11 Drainage

No foul drainage is required for this development.

It is proposed to limit as far as possible the amount of safety surfacing material used in the relocated play area, this will be achieved through design and layout considerations and the use of individual pieces of equipment that are lower in height than that at which the critical fall height requires safety surfacing to be installed. The remainder of the site will have a natural grass surface, which is permeable and drains well, even in periods of heavy rainfall. The safety surface material such as artificial turf with safety shock pads installed beneath, depending upon the critical fall height of each individual piece of equipment. This system is porous to minimise the amount of surface water run-off. If it is considered necessary soakaway will be installed on site to deal with any excess amounts of surface water run-off that might be created by the play area installation. The total construction area of the development is less than 100m² therefore SAB approval is not required.

6.12 Phosphates

Under the Conservation of Habitats and Species Regulations 2017 it is necessary to consider whether the development should be subject to a Habitat Regulations Assessment. This is in particular reference to the impact of increased concentrations of Phosphates on designated SAC's. NRW has set new phosphate standards for the riverine SACs of the Wye and Usk and their catchment areas. Development that may increase the concentration of phosphates levels will be subject to appropriate assessment and HRA. This application is outside of the SAC catchment and so will not have a detrimental impact on any protected SAC, and as a result no further assessment is required.

6.13 Response to the Representations of Third Parties and/or Community/Town Council

Chepstow Town Council are concerned about overlooking of the residential properties in Dell View from the crow's nest; this issue has been addressed by proposing a 2 metre high screen on the southern side of the of the platform that would protect the privacy of the residents in Dell View. The town council is also concerned that children will climb onto the historic town wall and suggest additional planting to prevent this. As this application results in the play being moved away from the historic Town Wall, which is a Scheduled Ancient Monument and shrubs will be planted at the base of the wall it is considered that the potential for climbing has been decreased.

Local residents have expressed concern that the play area will extend closer to residential properties. The proposal will extend the children's play area in a westerly direction into the area of parkland; this means that some of the properties in Dell View that faced into the park will now face towards the play area. The 3.4 metre high wall between the park and the residential dwellings will be retained. The overlooking issue from the crow's nest has been addressed. Although the platform of the boat is significantly lower than the wall it will also have a back panel this means that the orientation of view from the crow's nest, the boat and the slide tower for users will be outwards towards the main open space and the castle, rather than backwards towards any residential

properties. The proposed alterations to the play area will not impact on antisocial behaviour, replacing the equipment and extending the scale will not cause an increase in antisocial behaviour.

The application has attracted several letters of support saying that the dell playground has been in decline for many years and that the proposal looks amazing. The letters say that the proposal represents a substantial positive amenity for local families and visitors, giving increased footfall back into the centre of town. The landscaping and seating is applauded.

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

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.

6.15 Conclusion

Policy S5 of the LDP supports enhancement of community and recreational facilities in a sustainable location close to the town centre and replaces outdated equipment with modern facilities of sustainable materials. The new play equipment will enhance the visual appearance of the area and accord with LDP Policy DES2. The proposal will contribute towards sense of place by providing an enhanced play facility in the Town Centre.

The proposed scheme is considered to be acceptable from a Landscape and GI visual impact and character perspective and complies with policy LC5. The back panels to the crow's nest, boat and slide tower provide mitigation to protect the privacy of the occupiers of Dell View and accords with the objectives of Policy EP1 of the LDP. The design and scale of the play equipment has been considered in light of its sensitive heritage setting and overall is considered not to have a harmful effect on the neighbouring assets.

The proposal stems from an independent play value assessment of the council's play areas. The replacement of the children's play area forms part of a wider vision for the town, "Transforming Chepstow" - a project which has been the subject of extensive public consultation in recent years. The proposal is policy compliant and recommended for approval.

7.0 RECOMMENDATION: APPROVE

Conditions :

5 YEARS

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

COMPLIANCE WITH PLANS

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

LANDSCAPING MAINTENANCE

3 A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority prior to works commencing and shall include details of the arrangements for its implementation inclusive of roles and responsibilities. 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 occupation of the building(s) or the completion

of the development, whichever is the sooner, 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.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

PRIVACY SCREEN

4 The anti-climb timber screen shown on plan 70003 PO3 shall be retained in perpetuity.

REASON: In the interests of residential amenity in accordance with policy EP1 of the LDP.

BIODIVERSITY ENHANCEMENTS

5. The development shall be carried out in strict accordance with the biodiversity enhancements shown on "Biodiversity Net Gain Plan, produced by The Landmark Practice, drawing number 3615_TLP_XX_XX_D_L_30001, Rev P02". The biodiversity enhancement scheme shall be implemented in full and shall be retained in perpetuity.

Reason: To provide ecological net benefit on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1

ARCHAEOLOGICAL WATCHING BRIEF

6. No development or site clearance shall commence until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological fieldwork being completed.

REASON: To ensure the development meet the terms of the Historic Environment (Wales) Act 2016, PPW and Technical Advice Note 24 (TAN 24): The Historic Environment

DETAILS OF CLADDING AND SLIDE

7. Full details of the proposed cladding to the slide tower and the finish of the slide shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The cladding and the finish to the slide shall be finished and maintained in accordance with the details hereby approved.

Reason: To preserve the setting of the heritage Assets in accordance with TAN 24 .