

Application Number: DM/2024/00442

Proposal: Construction of two new dwellings at rear of Ardwyn, with all associated works

Address: Ardwyn, Gwent Road, Mardy, Abergavenny, NP7 6NL

Applicant: Nebille Al-Wahid

Plans: Site Layout A101 - A, All Proposed Plans A102 - A, Location Plan A100 - , All Drawings/Plans AD_S104 - A, Landscaping Plan A202 - , Drainage AD_D04 - A, Ecology Report PEA

RECOMMENDATION: Approve subject to a S106 agreement

Case Officer: Kate Bingham

Date Valid: 15.04.2024

This application is presented to Planning Committee as there have been five or more objections received

1.0 APPLICATION DETAILS

1.1 Site Description

This application relates to the garden area of an existing dwelling known as Ardwyn which is located in Mardy on the northern edge of the town of Abergavenny.

The site area measures approximately 0.16 hectares and within the Nutrient Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC).

The site is not recorded as being at risk from river or surface water flooding and is not within a Conservation Area or other designation.

1.2 Value Added

Additional surface water drainage, landscape and ecological information have been provided.

1.3 Proposal Description

This is a full application for the erection of two new dwellings in the garden area of the existing dwelling. The proposed new dwellings will be identical in appearance and sited to the rear of the existing dwelling and will share the existing access off Gwent Place. Each dwelling is proposed to be single storey, with a floor area of approximately 80m² (9.4m x 8.7m).

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2001/00170	To Erect Extension To Existing Dwelling Including Alterations To Existing Dwelling.	Approved	11.04.2001

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making & Design

Development Management Policies

H3 LDP Residential Development in Minor Villages
EP1 LDP Amenity and Environmental Protection
EP4 LDP Telecommunications
EP5 LDP Foul Sewage Disposal
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
MV1 LDP Proposed Developments and Highway Considerations

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 12

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

Llantilio Pertholey Community Council - Objection.

I note that objections have already been made on the grounds of lack of notification, noise pollution, environmental disturbance to the ground at the rear of the property, failure to consider properly the issues of drainage and sewerage and provision of water, and excessive development for one site.

My Council has not had the opportunity to consider the application in general meeting, and - like one of your objectors - would ask for further time to do so. In the meantime, I trust that your

committee will take on board all the points already made. Further comments due 19th June – N.B. No further comments received.

Dwr Cymru Welsh Water (DCWW) - We note that the developer has indicated that foul flows are to be disposed of via the public sewerage system and we offer no objection in principle to the foul flows discharging to the public sewer. The surface water is set to be drained to a soakaway.

MCC SAB - No objections. Further to receipt of infiltration testing results (published 6th August 2024) I am now content that it will be possible to discharge surface water from the site using infiltration. I am content for the detail of the surface water drainage to be worked out during the SuDS approval process.

MCC Lead Local Flood Authority - Flood risk maps provided by Natural Resources Wales do not indicate the site to be at particular risk of flooding.

Our database of previous flood events does not record any flood events in close proximity to the site.

Our database of drainage and flood assets does not record any drainage or flood assets in close proximity to the site.

We therefore have no objection to the proposed development on flooding grounds.

MCC Housing Officer – a Section 106 legal agreement is required to secure a financial contribution towards affordable housing.

MCC Highways - No objections.

MCC Biodiversity - No objection in principle. Landscaping and ecological enhancements have been provided prior to determination as requested.

MCC Landscape and Green Infrastructure – No objections subject to conditions.

SEWBRc Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Six representations received objecting to the application on the following grounds:

Principle of Development:

- The proposed development to create an additional two homes on the plot of Ardywn (leading to three homes standing where only one stood previously) appears primarily to consider how to maximise profit for the developer, through building as many dwellings as possible on this site, rather than considerations for the community, the local ecology or the future inhabitants of the proposed homes.

Biodiversity:

- The proposal will likely cause the loss of green spaces and damage local biodiversity (which includes slow worms, hedgehogs and bats - all designated at risk species in the UK) in order to build two new properties plus parking spaces. This will lead to a negative impact upon the local environment and amenity.
- Gwent Road has a healthy, but vulnerable, population of hedgehogs which make their homes in the hedgerows and pass through the gardens. Some hedgehogs have been rehoused in the gardens by Hedgehog Rescue, such is the suitability of the area. Several neighbours provide hedgehog feeding stations and shelters. Understand that hedgehogs have experienced a drastic decline, primarily due to habitat loss, in recent years.
- There are newts and frogs present and bats use the gardens as a feeding corridor.
- Very many species of birds nest in and visit the gardens.
- I am not opposed to new houses being built, but believe that three properties on the existing Ardywn site is an over-development of a crucial area for wildlife.

- The provision of nestboxes on the new site seems like a gesture when compared to the loss of habitat and the serious detrimental effect on the surrounding habitats.
- The rear of the gardens are a fantastic wildlife corridor for hedgehogs, with an incredible biodiversity of birds, slow worms etc.
- Already a fence with concrete base has gone in affecting the permeability of the green spaces and with Monmouthshire's emphasis on biodiversity.
- We need to preserve our green spaces as much as possible.

Highway Safety:

- Increased population and car use to an already busy road with no pavements for pedestrian safety.
- Road used by children and their parents to access Llantilio Pertholey Church in Wales Primary School.
- This is a significant detrimental change and does not consider the increased traffic on what is a country lane nor the impact of two additional residences on local infrastructure.
- The proposed development will also create an impact on what concerns added movement and traffic associated with comings and goings of two additional properties.

Residential Amenity:

- The rear of our property will be seriously impacted by the proposed development.
- The proximity of two extra properties overlooking our quiet rear garden, will seriously disrupt our right of enjoyment of our property.
- The proposal will have the potential to create noise and disturbance which will have a detrimental impact upon the surrounding residents.
- The existing property makes a lovely family home with large garden for children to play in.
- Concerned for the ongoing wellbeing of the residents who will eventually own these homes, with three groups of people, crammed together where a single family home existed previously.

Visual Amenity:

- It is a big plot but two houses is just overkill and unnecessary money-making.
- Houses which are lucky enough to have decent sized gardens should be protected whenever more pokey new developments seem to scrimp on them.
- The countryside character of road and market garden history will be affected by the plots getting divided up into ever more cramped plots as and the rear gardens provide an invaluable link between the Deri fields and down towards the river.

Construction:

- The building work will cause noise pollution for a considerable period of time and with no consideration for the health and welfare of local residents.
- Suggest no work to be carried out beyond 8am and 5pm on the weekdays and 9am and 1pm on Saturday. No work to be carried out on Sundays for the welfare of local residents and the safety of pedestrians.
- There are no pavements in that section of Gwent Road and parents and children have to walk in the road for access to and from the park. The works traffic will have a serious impact on pedestrian safety.
- Very concerned about HGVs and similar being parked on the road outside my home.
- Gwent Road is a bus route and the, albeit small, buses will have difficulty passing some of the HGVs pulled up outside.

Other:

- Former owner wanted to convert the bungalow into a house whilst living in it. This would have been a much better use of the land in my opinion and I can only wonder what went wrong with his plans. Was he refused permission and if so, why?
- The developer is not a local resident, nor have they given any considerations to the needs of the locality, or consulted with the local community as to what might benefit the local area.

5.3 Other Representations

None.

6.0 EVALUATION

6.1 Principle of Development

6.1.2 The site is within the Development Boundary of the town of Abergavenny as identified on the Proposals Map of the Local Development Plan (LDP). Policy S1 sets out that within these boundaries the principle of new residential development is acceptable subject to detailed planning considerations.

6.1.1 The application site is a double width plot in comparison to those surrounding it, meaning that there is space to accommodate the additional access, parking and two modest dwellings to the rear.

6.2 Good Design/ Place making

6.2.1 Monmouthshire's adopted Infill Supplementary Planning Guidance highlights that Infill Development should make a positive contribution to the creation of distinctive communities, places and spaces as well as responding to the context and character of the area. The proposed dwellings will be simple, single-storey structures with a relatively steep pitched roof, built using brick with concrete roof tiles and uPVC windows. The surrounding buildings are a mix of various architectural styles and ages and materials are rendered walls of varying colours, with some brick and some stone dwellings. The proposal is for two identical red brick buildings. It is suggested that a blend of finishes would be more aesthetically acceptable within the setting - such as the inclusion of render and or cladding within the built form gable-end elevations. It is therefore recommended that a condition controlling the external finishes is attached to any consent that Members are minded to grant. In terms of the pattern of development, there is a building at the rear of the plot to the east and therefore the new dwellings would be a continuation of this rather than appearing as new development in the open areas to the south of the remainder of Gwent Place. It is considered that the proposal responds to the setting by maintaining development at one-storey and retaining a sense of proportionality in terms of the built form at this location.

6.2.2 Policy S13 Landscape, Green Infrastructure and the Natural Environment. The strategic policy highlights that development proposals must maintain the character and quality of the landscape by preserving local distinctiveness, sense of place and setting as well as maintain, protect and enhance the integrity and connectivity of Monmouthshire's green infrastructure network.

6.2.3 The proposed bungalows together will cover an area of 164m² on a site of 1600m² equating to just over 10% of coverage. There will be further loss of garden area as a result of the access drive (permeable paving), parking and turning but nonetheless, there will still be a large area of soft landscaped garden remaining. The application has provided a planting scheme, replacing previously lawned areas with ornamental shrubs. The new planting generally sits alongside the new access driveway and properties to soften the appearance of the entrance and parking areas. Due to the siting of the proposed new dwellings at the rear of the site, the impact of the development on the street scene and wider landscape will be minimal.

6.2.4 In terms of precedent, the application site is around double the width of the rest of the plots along the south side of Gwent Place and therefore further backland development elsewhere is unlikely to be acceptable.

6.2.5 On the basis of the above, it is considered that the proposed development is in keeping with the character and appearance of the surrounding area and will have no adverse impact on local visual amenity. As such there is no conflict with LDP Policy DES1.

6.2 Historic Environment

6.2.1 There are no listed buildings within the immediate surrounds of the site that could be impacted by the development. The site is not within a Conservation Area.

6.3 Impact on Residential Amenity

6.3.1 As existing, the site comprises the main two-storey dwelling known as Ardwyn, a single-storey annex and a single garage to the rear, around half way back within the site. As the proposed new dwellings would be bungalows, there will be no direct overlooking between habitable room windows of the existing and proposed dwellings. There is a distance of approximately 21.3m between the rear elevation of Ardwyn and the nearest proposed new dwelling. Views of the rear of gardens of the proposed new dwellings from Ardwyn and other existing properties on Gwent Place would be screened by the bungalows themselves.

6.3.2 On the basis of the above it is considered that there would be no loss of residential amenity as a result of the development and there would be no conflict with LDP policies EP1 or DES1.

6.4 Access / Highway Safety

6.4.1 The site is located and accessed off the unclassified highway, Gwent Road. There are no changes to the existing access onto the public highway, with internal alterations to the driveway only.

6.4.2 The shared section of driveway is approximately 4.5m at its narrowest point and therefore accords with the Welsh Common Standards for shared private drives. The proposal complies with the MCC Local Parking Standards by providing at least two dedicated spaces for each two-bedroomed property, in addition to spaces for the existing dwelling.

6.4.3 The addition of 2no. two-bedroomed properties is not considered to represent a significant impact on the local highway network, and therefore there are no highway grounds for refusal of the application.

6.5 Biodiversity

6.5.1 A Preliminary Ecological Appraisal report (produced by Aware Ecology, dated 26th May 2024) has been submitted with the application. The site is mostly lawn, with a line of cypress trees forming the southern boundary. A single-storey garage will be removed to facilitate access and there is a large mature apple tree next to the garage which will also be lost. The report identifies that there is suitable habitat for nesting birds, reptiles, hedgehogs and foraging bats in the garden, primarily along the southern boundary, which forms part of a wildlife corridor along the rear of properties on Gwent Road/Place and Dan-y-Deri.

6.5.2 The Section 6 Duty of the Environment (Wales) Act 2016 requires that the LPA maintains and enhances biodiversity in the exercise of all its functions. Planning decisions must result in maintained and enhanced ecological networks and must deliver net benefits for biodiversity. This includes all species and habitats that support biodiversity, and is not restricted to priority habitats or habitats of high ecological value.

6.5.3 In this case the site will be enhanced for nesting birds and roosting bats by the erection of four artificial bird boxes, two swift/house martin boxes, and two bat boxes on suitable features at

the perimeter of the site or on the buildings themselves. The hedgerow along the southern boundary provides a suitable habitat for nesting birds, reptiles and hedgehogs. It is also proposed that insect bricks (or similar) be incorporated into the design or placed within the site, along with hedgehog highways along any close-boarded fencing sections and a hedgehog box placed within a secluded area. A reptile refugia is also to be created in the south-western corner of the site in place of the compost heap; this will provide an area of safety for reptiles in the surrounding gardens and increase the site's biodiversity value.

6.5.4 A Landscape and Ecological Enhancement Scheme (drawing number A202, dated 19/11/2024) has been provided which includes replacement tree planting and ecological enhancement features to provide net benefit for biodiversity. The plan includes management prescriptions although more detailed information is required prior to development commencing. The Council's biodiversity officer is satisfied this can be secured via a condition should Members be minded to approve the application.

6.5.5 Under regulation 63 of 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 SACs. 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.

6.5.6 Based on the Test of Likely Significant Effect, the project is unlikely to have a Significant Effect on the phosphate sensitive River SAC and a full Appropriate Assessment is not required.

6.6 Green Infrastructure

6.6.1 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by a) avoiding b) minimising c) mitigation / restoration.

6.6.2 In this case, the existing site is a garden in an urban landscape setting surrounded by residential dwellings. The broader landscape comprises a playing field to the east with arable and pastoral fields bounding the residential area to the west. The Gavenny River flows 0.5km east of the site, and a small number of woodland blocks are within 1km.

6.6.3 Much of the site consists of a well-maintained lawn, with low species diversity within the grassland. The site's southern boundary consists of a line of non-native coniferous trees, including Cypress and Western Red Cedar. These trees have been unmanaged and allowed to grow to a mature height. The existing hedgerow along the southern boundary provides a suitable habitat for nesting birds, reptiles and hedgehogs. This may be used for foraging (although limited) and commuting between other back gardens. Therefore, there is a likelihood that these species will be passing through the site.

6.6.4 The southern hedgerow is to be retained and although 2no. trees would have to be removed to facilitate the development, it is proposed to plant 6no. new native trees throughout the site together with areas of rain garden. Furthermore, there will be gaps in the proposed new timber fences to create a 'hedgehog highway' through the site.

6.6.5 On the basis of the above, it is considered that the requirements of PPW12 and LDP Policy GI1 have been met.

6.7 Affordable Housing

6.7.1 It is a basic principle of Policy S4 that all residential developments should contribute towards the provision of affordable housing in the local planning authority area, irrespective of whether the size of the development falls below the threshold for on-site provision. As this proposed development falls below the threshold (1 - 4 units) at which affordable housing is required on site, a financial contribution towards off site affordable housing in the Abergavenny Housing Market Area will be required instead. This is calculated as: Internal Floor Area (m²) x £120 x 58%. This will be secured via a S106 agreement.

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

6.8.1 The Council's Highway Engineer has advised that the addition of 2no. two-bedroomed properties is not considered to present a significant impact on the local highway network. As such, there is unlikely to be any adverse impact on highway safety in the local area and therefore there are no highway grounds for an objection.

6.8.2 Enhancements for biodiversity outlined in Paragraph 6.5.4 above include gaps in fences to allow hedgehogs to continue to pass through the site. Bat and bird boxes and reptile refugia are also proposed. These measures, together with additional planting of native species will help to ensure that the wildlife reported to be using the site by local residents will continue to thrive.

6.8.3 A local resident has suggested that a former owner wanted to convert the bungalow into a house whilst living in it and maintains that this would have been better use of the land. Consent was granted for the extension to the bungalow referred to (see planning history above) but this has not been implemented. The preference for an unimplemented option which once had planning consent is not relevant to the determination of the current application.

6.8.4 The density of development on the site is not considered to be excessive given the site area and the proposed new dwellings will provide smaller houses that may be more affordable to local people either as starter homes or for retirement. They also have the benefit of being accessible to less abled people.

6.8.5 As the construction phase of development is temporary, it would be unreasonable to refuse planning permission due to this short-term impact. However, given that the site is within a built-up area, a Construction Traffic Method Plan should be agreed prior to the commencement of any development in order to protect local residential amenity. This can be secured via condition should Members be minded to approve the application.

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

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

6.10 Conclusion

6.10.1 The site is within the Development Boundary of the town of Abergavenny within which the principle of new residential development is acceptable.

6.11.2 Due to the siting of the proposed new dwellings at the rear of the site, the impact of the development on the street scene will be minimal.

6.11.3 As the proposed new dwellings are single-storey, there will be no direct overlooking between habitable room windows.

6.11.4 The shared section of driveway accords with the Welsh Common Standards for shared private drives and parking and turning facilities meet the requirements of the Monmouthshire Parking Standards. The addition of two 2-bedroomed properties is not considered to represent a significant impact on the local highway network, and therefore there are no highway grounds for an objection.

6.11.5 It is proposed to plant 6no. new native trees throughout the site together with areas of rain garden. There will be gaps in the proposed new timber fences to create a 'hedgehog highway' through the site as well as other biodiversity enhancements.

6.11.6 A financial contribution towards off site affordable housing in the Abergavenny Housing Market Area will be secured via a Section 106 legal agreement.

7.0 RECOMMENDATION: APPROVE SUBJECT TO SECTION 106 agreement

S106 Heads of Terms

Financial contribution towards the provision of affordable housing within the local area to be paid upon occupation.

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

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.

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.

3 Prior to the commencement of development full and comprehensive details of soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority.

Details shall include:

- o Detailed scaled plans, showing existing and proposed levels
- o Proposed and existing utilities/services above and below ground.
- o Soft landscape details for landscaping to include planting plans, specifications including species, size, density, number and location, cultivation and other operations associated with planting, rain gardens and seeding establishment.

o Hard landscape materials to include surfacing, SUDs, location of proposed fencing, gates, minor artefacts and structures (e.g. signs, bins, stores).

REASON: In the interests of visual and landscape amenity; in accordance with policies DES1 & LC1/5 of the Local Development Plan.

4 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. Planting of Trees shall be in accordance with BS8545:2014 Trees: from nursery to independence in the landscape. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure LC5, DES 1, S13, and GI 1 and NE1.

5 Prior to the occupation of the first dwelling hereby approved, a Long-term Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the plan shall be based upon the approved plan "Landscape and Ecological Enhancement Scheme (drawing number A202, dated 19/11/2024." The management plan shall include a timetable of implementation and details of the body or organisation responsible for implementation and management.

The LEMP shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: To provide net benefit in accordance with LDP policy NE1, Planning Policy Wales and Section 7 of the Environment (Wales) Act 2016.

6 Prior to any works commencing on site a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall take into account the specific environmental and physical constraints of Well Lane and the adjoining highway network. The CTMP shall include traffic management measures, hours of working, measures to control dust, noise and related nuisances, measures to protect adjoining users from construction works, provision for the unloading and loading of construction materials and waste within the curtilage of the site, the parking of all associated construction vehicles. The development shall be carried out in accordance with the approved CTMP.

REASON: In the interests of highway safety and to accord with LDP Policy MV1.

7 Existing trees and hedges shall be retained, and tree planting and ecological enhancements shall be provided as shown on the approved plan "Landscape and Ecological Enhancement Scheme (drawing number A202, dated 19/11/2024." The enhancements 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.

8 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed.

REASON: In the interests of local amenity, in accordance with LDP Policies DES1 and EP1.

9 Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works above damp course level commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1

INFORMATIVES

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

2 As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage.

The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.

If you are in any doubt as to whether you require SAB approval, please contact:

SAB@monmouthshire.gov.uk

For advice regarding the application process and general enquiries - 01495 768306

For technical advice regarding your SuDS design and meeting the National Standards - 01633 644730

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

4 The Naming & Numbering of streets and properties in Monmouthshire is controlled by Monmouthshire County Council under the Public Health Act 1925 - Sections 17 to 19, the purpose of which is to ensure that any new or converted properties are allocated names or numbers logically and in a consistent manner. To register a new or converted property please view Monmouthshire Street Naming and Numbering Policy and complete the application form which can be viewed on the Street Naming & Numbering page at www.monmouthshire.gov.uk This facilitates a registered address with the Royal Mail and effective service delivery from both Public and Private Sector bodies and in particular ensures that Emergency Services are able to locate any address to which they may be summoned. It cannot be guaranteed that the name you specify in the planning application documents for the address of the site will be the name that would be formally agreed by the Council's Street Naming and Numbering Officer because it could conflict with the name of a property within the locality of the site that is already in use.