

DC/2015/00095

RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ROADS, DRAINAGE ETC.

IFTON MANOR FARM, CHESTNUT DRIVE, ROGIET, CALDICOT NP26 3TH

RECOMMENDATION: Approve

Case Officer: David Wong

Date Registered: 22/12/2016

1.0 APPLICATION DETAILS

- 1.1 Initially, this application comprised a proposal of 14 residential units. However, after a series of negotiations, the number of units has been reduced from 14 to 12 due to viability reasons, the provision of adequate parking and turning provision and the imposition of a Green Infrastructure scheme on site. It is useful to note that now, 2 of the 12 units will be affordable housing and these affordable housing units meet the Design Quality Requirements set out by the Welsh Government. This ensures these affordable housing units meet space standards, are secure, are accessible for all and designed to maximise energy efficiency.
- 1.2 In terms of the appearance of the proposed housing, there are two design types: the affordable housing and the market housing. The affordable housing units measure 9m deep, 5.5m wide and 7.5m high. As for the market housing, the overall dimensions are 9.4m deep, 7m wide and 8m high. It is considered that both of these types of residential units have a simple and traditional appearance. In terms of parking, each of the units has its own on-site parking provision.

2.0 RELEVANT PLANNING HISTORY

None.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 – Spatial Distribution of New Housing Provision

S4 – Affordable Housing

S12 – Efficient resource Use and Flood Risk

S13 – Landscape, Green Infrastructure and the Natural Environment

S16 – Transport

S17 – Place Making and Design

Development Management Policies

H1 – Residential Development within Main Towns

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

NE1 – Nature Conservation and Development
GI1 – Green Infrastructure Provision
LC5 – Protection and Enhancement of Landscape Character
MV1 – Development and Highway Considerations

4.0 REPRESENTATIONS

4.1 Consultation Replies

Rogiet Community Council – none

MCC Urban Design and Landscape Officer – No objection to the proposed development; conditions are requested.

MCC Highways Officer – There is no objection to the current scheme and planning conditions are requested in the interests of highway safety i.e. construction traffic management plan, estate street phasing, future maintenance arrangement of the streets.

MCC Ecology and Biodiversity Officer – Based on the current objective survey and assessment available, we have enough ecological information to make a lawful planning decision. There is no objection to the granting of this application subject to ecological conditions to be imposed. The development will need to be subject to a licence from Natural Resources Wales before work can commence at the site.

MCC Tree Officer – None of the trees are significant or protected. There is no objection to the proposal and the GI condition will compensate the loss of the existing trees on site.

Senior Strategy & Policy Officer (Housing) – No objection as the layout of the affordable housing now complies with the Government's standards.

MCC Recreation – A payment of £4230 per unit towards offsite provision/improvements of Children's play; open space and adult recreation in the local area is suggested.

NRW – There were concerns initially due to the lack of ecological information submitted. However, further bat surveys and mitigation had been conducted and provided for further consideration. Having re-consulted the NRW, there is no objection to the proposal provided that suitable conditions are imposed as bats mitigation

Welsh Water – No objection to the proposal provided that a drainage scheme for the site has been submitted and approved by the Local Planning Authority prior to the commencement of the development. The proposed development site is crossed by two public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of both public sewers.

GGAT – There were concerns initially due to the lack of archaeological information submitted. However, a report on the archaeological evaluation had been conducted and provided for further consideration. Having re-consulted the GGAT, there is no objection to the proposal provided that suitable conditions i.e. a written scheme of historic environment mitigation.

4.2 Neighbour Notification

There are objections from 11 households and they are summarised below:

- Permanent increase of volume of traffic in and out of Chestnut Drive
- Heavy construction traffic during the period of development will adversely affect the existing residents; a temporary direct access from Rogiet Road to the development site to mitigate adverse highway safety issues
- The proposed development will bring Rogiet nearer to Caldicot
- The proposed development will alter the form of Rogiet and the semi-rural view/natural outlook from my property will be lost
- We already have issues with parking due to the railway and the proposed development will exacerbate this problem
- The row of houses that back onto Yew Tree Rise should be turned 90 degrees so that we have gable walls facing our properties
- The site levels of the proposed land is higher than the existing properties at Yew Tree Rise and the proposed houses will look straight into our bedrooms and bathrooms
- There are a lot of large agricultural equipment has already been operating in the area clearing a lot of the trees; this may affect the protected bats on site
- The proposed site is within close proximity of my property, there are concerns over the disruption of facilities e.g. water/telephone and so on.
- The existing road is not suitable for the extra traffic created by this development i.e. more than 14 days from the proposed units and the heavy plants and machineries trying to navigate the two 90 degree bends
- A lot of wildlife will suffer from the development of this proposal
- Various sources informed me that the presence of asbestos in the buildings, which are proposed to be demolished. They require specialist removal.
- The stone wall ruins which run alongside my boundary fencing have defects in certain sections and I ask for this wall to be made good where necessary
- There is sufficient housing in Undy
- The proposal will put pressure on the existing services i.e. schools and GP surgeries
- It would be devastating if the existing stones buildings are allowed to be demolished
- Our garden is within close proximity of the development site and is worried that the proposed development will cause disruption and potential risk of jury to my family
- We are worried of the negative effect of the proposed development would have on our properties value
- The existing stone wall and the Manor House should be retained
- We were told by the developer (Bovis Homes) when buying our property at Yew Tree Rise that this site will be extremely unlikely to be developed
- My garden adjoins the development site and having occupied and maintained the bottom of our garden since I moved in 15 years ago, I have a legal claim to this area as I have done so beyond the statutory period. I could do what is necessary to make the boundary wall safe
- We were advised the farm housing is listed
- Where exactly will the boundary line for the new development be and who will be responsible for the wall and its maintenance

4.3 Other Representations

None.

4.4 Local Member Representations

None received

5.0 **EVALUATION**

5.1 Principle of the proposed development

5.1.1 There are neighbour concerns over the fact the village of Rogiet will be nearer to Caldicot as a result of this development. The majority of the site is located within the Rogiet Development Boundary therefore there would be no objection under the Monmouthshire's housing strategy set out in policies S1, S4 and H1 of the Monmouthshire Local Development Plan (LDP) which seeks to provide housing and affordable housing in sustainable locations. This is subject to detailed planning considerations and other policy requirements of the LDP.

5.1.2 Part of the site is however located outside the development boundary, with part of one of the dwellings and one garage just beyond the boundary with garden areas. It is considered however, that the encroachment into the Green Wedge is of a minor nature and the fact that the site boundary takes development up to a logical physical boundary on the ground, to which additional screen planting and Green Infrastructure scheme (GI) will be provided, the openness of the Green Wedge will be maintained and the development will not conflict with the purpose of the green wedge. There are existing agricultural buildings, which are appropriate development in the countryside, on the proposed area and this proposal includes the demolition of these existing buildings and their replacement with less built form, which is considered to be beneficial in visual terms.

5.1.3 According to the written representations of some of the neighbours, they believed that one of the existing buildings, known as the Manor House, is listed and it should therefore be retained. In terms of the principle of the demolition of the existing building, it is not listed and the site is not within a Conservation Area and therefore the existing building can be demolished. At the outset of the application, the applicant was advised to retain this building to form part of the development, however he considers that this suggestion was not a variable option as he would not be able to fully utilise the site.

5.2 Site layout and Design, Landscape Impact and Trees

5.2.1 The proposed development comprises 12 dwellings on a site area of 0.49ha. Policy DES1 (I) of the LDP states that '*the minimum net density of development should be 30 dwellings per hectare*' subject to the characteristics of the site. In this case having a lower density than the desired minimum is considered

acceptable having regard to the density of the immediately adjoining housing development. In addition, being located on the edge of the Rogiet Development Boundary, a lower density development would help to soften the 'edge' of the Development.

- 5.2.2 The majority of dwellings front the internal access road with private gardens to the rear. The area along the eastern boundary of the site has been designed to incorporate a scheme of Green Infrastructure (GI), providing an area of openness next to the Green Wedge. Where private gardens bound this GI space these gardens are proposed to be enclosed with a 1.8m close boarded fence.
- 5.2.3 The two affordable houses are designed to Design Quality Requirements (DQR) set by the Welsh Government for affordable homes. In terms of external materials of the dwellings a traditional palette has been chosen of rendered walls with reconstituted tiles for the roofs and the windows would be uPVC. Further conditions are requested to agree samples of materials and also surface materials to ensure a high quality and aesthetically pleasing finish.
- 5.2.4 With regards to the trees on the site, some trees will have to be removed to facilitate the development. The Council's Tree Officer and the Ecologists have been consulted and there is no objection provided that the necessary planning conditions will be imposed to mitigate the loss of these natural features. Overall, it is considered that the proposed visual impact of the development will be in keeping with the surrounding area in terms of scale, density and design.
- 5.2.5 Some neighbours would like to see the row of houses that back onto Yew Tree Rise to be turned 90 degrees so that they have gable walls facing their properties. The agent considered that the current layout makes the best use of the site and is able to achieve satisfactory planning standards (21m between habitable rooms) between the proposed and existing developments, therefore the proposal is considered to be acceptable in planning terms.

5.3 Access, Parking, Traffic and Sustainable Travel

- 5.3.1 The Council's Highway Department offer no objection to the proposed development. There will be a single point of access (off Chestnut Drive) into and out of the site, which has been designed to a standard in order to facilitate the turning of refuse vehicles and emergency vehicles which will be able to enter the site. There will be a rumble strip at the entrance of the site to manage the speed of traffic in and out of the site. Given the fact that the proposed layout has been designed in accordance with current adoptable design standards, there are no grounds to object to the proposed layout and access road.
- 5.3.2 In terms of parking, the principle is to provide one space per bedroom with a maximum of three on-site parking spaces to serve the four bedroom houses. Having consulted the Highways Department, there is no objection to this element as the proposed development is in compliance with the Council's adopted parking standards.

5.3.3 With regard to traffic impact on the existing highway network, the Council's Highway Officer has considered the number of additional residential units proposed and the configurations of the existing highway network, he is satisfied that the level of traffic proposed from the development will have a minimal impact on the existing highway network and the proposed development will not exacerbate the existing situation to the detriment of highway safety i.e. parking and congestion issues; suitable conditions are requested in the interests of highway safety i.e. construction traffic management plan, estate street phasing, future maintenance arrangement of the streets.

5.3.4 In terms of access to public transport there are bus stops within reasonable walking distance along Caldicot Road.

5.4 Biodiversity

5.4.1 The Council's Ecologist has advised that there is sufficient ecological information to make a lawful planning decision. Mitigation is proposed in the form of an underground bat roost to be sited in the south east corner of the site, and bat lofts on four of the garages to the south east portion of the site. Further detailed drawings of this mitigation will need to be provided prior to commencement, this should also include details of planting and lighting schemes.

5.4.2 The NRW was consulted. Initially, they were concerned about the proposal due to the lack of ecological information submitted, however, further bat surveys and mitigation have been conducted and provided for further consideration. Having re-consulted the NRW, there is no objection to the proposal provided that suitable conditions are imposed in relation to bat mitigation.

5.4.3 A European Protected Species derogation licence will be required in order to carry out the works (demolish the buildings). 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 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 site is within the development boundary of Rogiet where residential development is acceptable in principle and the need for housing is considered to outweigh the benefit of retaining the buildings as existing which serve no useful purpose.

- (ii) *There is no satisfactory alternative*

The proposal is necessarily site specific and the 'do nothing' option would not be in the public interest.

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

The requirement of a licence will secure the Method Statement and it is considered in these circumstances that a separate Method Statement condition is not necessary. On balance it is considered that the proposed development will not be detrimental to the maintenance of the population of bats in the area.

- 5.4.4 There was concern that site clearance was being undertaken which may affect the protected bats on site. Having checked with the applicant, this was not a site clearance exercise; they needed to carry out some ecological and archaeological studies on site as requested by the consultees which made access to certain parts of the site necessary. In any event, they have experts on site to advise on this matter accordingly.

5.5 Residential amenity

- 5.5.1 The existing residents have concerns that the site levels of the proposed land are higher than the existing properties at Yew Tree Rise and the proposed houses will look straight into their bedrooms and bathrooms.

- 5.5.2 In terms of privacy and overlooking and the impact of the proposed development on the existing residential properties of Yew Tree Rise and Chestnut Drive, separation distances between the proposed and existing developments meet satisfactory planning standards (21m between habitable rooms) and therefore there are no grounds to object to the proposal as no significant overlooking impact upon the existing properties is anticipated as a result of the development.

- 5.5.3 Some adjoining neighbours are concerned that their gardens are within close proximity of the development site and are worried that the proposed development will cause disruption and potential risk of injury to family members i.e. the collapse of the stone wall along the boundary of the site. From the planning perspective, the fact that the site is within close proximity to some existing neighbours does not exclude development. With regard to the potential collapsing of the stone wall, this is a private matter for the developer to ensure the development is carried out in a safe manner.

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

- 5.6.1 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 WCFG 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.

5.7 Other issues

- 5.7.1 The site is archaeology sensitive and the Council's advisor, GGAT, had requested further information for consideration. The agent was given the opportunity to assess the site and an archaeological evaluation was submitted as a result. GGAT have reviewed the information and there is no objection to the proposal; a written scheme of historic environment mitigation is requested.
- 5.7.2 Welsh Water advised that the proposed development site is crossed by two public sewers, therefore, they would like to see the position of these sewers be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of both public sewers. This is part of the private requirement of the 'build over sewer' application with Welsh Water. Therefore, this matter is between the developer and Welsh Water; an informative will be imposed to inform the developer accordingly.
- 5.7.3 Some of the neighbours are concerned that the proposed development will alter the form of Rogiet and the semi-rural view/natural outlook from their property will be lost. The loss of the natural outlook is regrettable. However, this is not a material consideration for planning applications.
- 5.7.4 A neighbour is worried that there will be disruption of facilities e.g. water/telephone as the proposed site is within close proximity of her property. This is private matter between the developer and the statutory undertakers to ensure that there will be minimum disruption of facilities to existing residents.
- 5.7.5 Some neighbours believed that there is a presence of asbestos in the buildings, which are proposed to be demolished. This may be true and is a matter for the developer to ensure that there are specialists involved for the removal of asbestos. Therefore, an informative will be imposed to remind the developer about this matter accordingly.
- 5.7.6 Some of the existing neighbouring properties back onto the stone wall ruins. This is an old stone wall and certain parts of the wall require remedial works. The neighbours would like to see those sections of the wall to be made good where necessary. It is good practice for the developer to ensure that this stone wall be repaired accordingly. However, this is a private matter between the developer and the relevant parties.
- 5.7.7 Some neighbours considered that there is sufficient housing in Undy. There is a housing shortage in Wales as confirmed by the Welsh Government. Therefore, this proposal would assist the Government in achieving its housing target.

5.7.8 Some neighbours considered that the proposal will put pressure on the existing services i.e. schools and GP surgeries. It is considered that Rogiet is a sustainable location and is in close proximity to other urban settlements, where services exist. Some neighbours believed that the existing schools are overstretched and are not capable to cope with more children from this development. It is considered that the proposal of this scale is unlikely to put a significant amount of pressure onto the existing services. In addition, it is a strategic matter of the Health Board and Education Department to improve the existing services to serve the need of the area.

5.7.9 Some neighbours are worried regarding the negative effect the proposed development would have on their properties value; this is not a material consideration for planning applications.

5.7.10 According to some of the objections from the existing residents, they were informed by the developer (it was Bovis Homes at the time) when buying their property at Yew Tree Rise that this site would be extremely unlikely to be developed. However, the site is within the Rogiet Development Boundary, therefore, there would be no objection under the Monmouthshire's housing strategy set out in policies S1, S4 and H1 of the Monmouthshire Local Development Plan (LDP) which seeks to provide housing and affordable housing in sustainable locations.

5.7.11 A neighbour advised that his garden adjoins the development site and having occupied and maintained the bottom of his garden since he moved in 15 years ago, he has a legal claim to this area. This is a private legal matter between the developer and this neighbour and not a material planning consideration.

5.7.12 An off-site financial contribution of £4230 per unit was requested by the Council's Recreation Department for Children's play area, open space and adult recreation. The current proposal comprises 2 affordable housing units on site; having consulted with our Senior Strategy & Policy Officer (Housing), she advised that, further to the affordable housing provision, with this additional request, the proposal will become financially unviable and the developer will not be able to provide the 2 affordable housing units on site. Under Policy S7 of the LDP, in the event that viability considerations indicate that not all the identified contributions can be reasonably provided by the developer, priority will be given to the affordable housing required by Policy S4 of the LDP. Therefore, only affordable housing provision will be requested.

6.0 RECOMMENDATION: Approve subject to S106 agreement to require two affordable housing units.

Conditions/Reasons

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.

	<u>Pre-commencement conditions</u>
3.	No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
4.	No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
5.	No development shall commence on site until a location plan has been submitted to and approved by the Local Planning Authority to identify the siting/alignment of the existing stone wall and which sections of the existing wall are proposed to be demolished.
6.	<p>Prior to the commencement of development, full details and samples of the materials to be used for the external walls and roofs and on areas of hard landscaping shall be submitted to and approved in writing by the LPA.</p> <p>Development shall be carried out in accordance with the approved details prior to the first occupation of the associated dwelling, or in the case of communal or public hard landscaping, prior to the first occupation of the last dwelling on the site.</p>
7.	<p>Before any works commence on site, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority.</p> <p>This boundary treatment shall be implemented before the use hereby approved is commenced or before the building(s) is / are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority.</p>
8.	No development shall commence until full engineering, drainage, street lighting and construction details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.

9.	The car parking provision shall be provided in accordance with drawing '2109/503c'.
10.	No development shall commence on site until a detailed surface water management scheme has been submitted to and agreed in writing by the Local Planning Authority.
11.	No development shall commence on site until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved CTMP at all times.
12.	<p>No development shall take place including any demolition, ground works, or site clearance until a protected species (bats) method statement for works has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include, as a minimum the:</p> <ul style="list-style-type: none"> a) purpose and objectives for the proposed works; b) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; c) measures to avoid killing and injuring bats during works (to include actions to be taken in the event a protected species is found) d) use of materials (such as timber, roofing membranes) on all mitigation areas, e) persons responsible for implementing the works; f) annotated architectural drawings detailing all bat mitigation areas to include positioning and size of entrances, size & location roosting areas (including cross sections of the roost) g) initial aftercare and long-term maintenance (mitigation needs to be maintained in perpetuity) <p>The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter</p>
13.	<p>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 on the buildings or in their curtilages until an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include:</p> <ul style="list-style-type: none"> a) lighting type, positioning and specification

	<ul style="list-style-type: none"> b) drawings setting out light spillage in key areas for wildlife based on technical specifications c) address construction and operational phases d) include measures to monitor lux levels and include remedial action to be undertaken where problems are identified through monitoring <p>The strategy must be consistent with the requirements of the protected species on site, demonstrating that wildlife corridors including the roost and key flight lines are not illuminated. The scheme shall be agreed in writing with the LPA and implemented in full.</p>
14.	<p>Prior to the commencement of works on site (including any demolition, ground works, site clearance) details of a monitoring scheme for protected species shall be submitted to, and be approved in writing by the local planning authority. Monitoring should include the protected species themselves and the establishment of translocated, newly planted and managed habitats, and the use of such habitats. Should the monitoring show a decline in population or distribution, remedial measures shall be submitted to and approved in writing and implemented in accordance with the approved details.</p>
15.	<p>A Green Infrastructure Management Plan shall be submitted to, and be approved in writing by the local planning authority prior to the commencement of works on site (for the avoidance of doubt this includes any demolition, ground works, site clearance). The content of the Management Plan shall include the following.</p> <p>a) Description and evaluation of Green Infrastructure assets to be managed to include those identified on the Green Infrastructure appraisal but not limited to:</p> <ul style="list-style-type: none"> I. Public open spaces II. Local equipped area of play Surface water management incl. SUDS III. Soft landscaping including but not limited to street trees and other new planting IV. Public footpath and key pedestrian routes V. Ecological mitigation areas (habitat corridor, bat roosting/bird nesting provision, reptile hibernacula, wildflower zones) VI. Green frontage

	<p>b) Trends and constraints on site that might influence management.</p> <p>c) Aims and objectives of management which should also detail the management of mitigation habitat for protected species.</p> <p>d) Appropriate management options for achieving aims and objectives and shall take into consideration the ecological requirements of protected species.</p> <p>e) Prescriptions for management actions.</p> <p>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period).</p> <p>g) Details of the body or organization responsible for implementation of the plan.</p> <p>h) Ongoing monitoring and remedial measures</p> <p>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.</p>
16.	<p>Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the LPA. These details should reflect a mitigation planting scheme to ensure retention / provision of appropriate flight lines for bats, setting out the retention of, and buffers provided to, existing vegetation / new planting (as appropriate), and its management to ensure dark vegetated flight corridors to and from the roost sites.</p> <p>Details shall include.</p> <ul style="list-style-type: none"> • Detailed plans / elevations of the street scenes. • Existing and proposed finished levels. • Proposed grading and mounding of land areas including the levels and contours to be formed,

	<p>showing the relationship of proposed mounding to existing vegetation and surrounding landform.</p> <ul style="list-style-type: none"> • Means of enclosure; • Other vehicle and pedestrian access and circulation areas with specific focus on deliverability of the pedestrian connectivity beyond the site; • Hard surfacing materials; • Minor artefacts and structures (e.g. furniture, artwork, refuse or other storage units, signs, lighting, floodlighting and CCTV installations etc.); • Proposed and existing utilities/services above and below ground (e.g. drainage, power, • communications cables, pipelines etc. indicating lines, manholes, supports and CCTV installations.); • Retained historic or other landscape features and proposals for restoration, where relevant. • Soft landscape details shall include: means of protection, planting plans, specifications including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species, sizes, numbers and densities. • Water Features / Suds features • Clarification of access connections beyond the site • Impacts and mitigation because of the proposed new access requirements. • Where historic environment impacts are identified, these are reflected through appropriate mitigation. <p>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. 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. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.</p>
17.	<p>Before any works commence on site, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the Local Planning Authority. This boundary treatment shall be implemented:</p>

	<ul style="list-style-type: none">• before the use hereby approved is commenced or• before the building(s) is / are occupied or• in accordance with a timetable agreed in writing with the Local Planning Authority.
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Informatives:

Major Development - Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

The proposed development site is crossed by two public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of both public sewers.

Please refer to the letter from Welsh Water, dated 26/01/2017, for more advisory notes.

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

Please be advised that the removal of asbestos require specialists.

We advise that the applicant seeks a European Protected Species licence from NRW under Regulation 53(2)e of The Conservation of Habitats and Species (Amendment) Regulations 2012 before any works on site commence that may impact upon bats. Please note that the granting of planning permission does not negate the need to obtain a licence.

Nesting Birds – Please note that 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 bird species is between March and September.

Reptiles – Please note that all reptiles are protected by the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally kill or injure Adder, Common lizard, Grass snake or Slow worm. If reptiles are found at any

time during clearance or construction, all works should cease and an appropriately experienced ecologist must be contacted immediately.

Hazel Dormouse - Please note that the hazel dormouse is protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This includes protection for individual dormice from killing, injury, capture or disturbance. It is also an offence to damage or destroying breeding sites or resting places even if the animal is not present. If dormice are found during the course of works, all works must cease and the Natural Resources Wales contacted immediately

Street Naming/Numbering - 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.