

OFFICER REPORT

Application Number: 16/P/00018

Received Date: 16th March 2016

Proposal: Residential development comprising 34 houses and associated road access points and infrastructure

Site Address: Former Pontypool Hospital Site Hospital Road Pontnewynydd Pontypool

Ward: Trevethin

Applicant: Mr Rawlings



Site History:

App Number	Proposal	Decision
00/P/04804	Outline consent to demolish buildings and develop site for residential purposes	Approved March 2001
04/P/09931	Renew existing outline consent for a further three years, condition 11 relating to 00/P/04804	Approved subject to a S106 December 2004
05/P/12320(E)	Proposed residential	Committee

development including
access, highways and
infrastructure work

resolution to
approve subject
to S106 but never
progressed

Background:

Outline consent for the demolition of the hospital buildings and residential development of this site was granted in March 2001 (00/P/04804). A further consent to extend the time within which reserved matters should be submitted was granted in 2004 (04/P/09931). In 2005 Committee resolved to approve a scheme for 23 dwellings (05/P/12320(E)). At the site subject to a Section 106 agreement; however, the S106 did not progress and therefore consent was never issued. Following the resolution to grant consent subject to a S106, the previous applicant commenced works at the site. This included earth works, the formation of the proposed access and the installation of the slab of some of the previously proposed dwellings. Given that the consent was never issued, these works were unauthorised.

Planning Committee resolved to approve the current application subject to a S.106 in September 2016. Following this resolution, the applicant did not instruct his solicitor to progress the S106 and instead queried details of the S106 requirement. Discussions regarding the details of the S106 requirements have been on-going following the Committee resolution and the applicant has now confirmed he wishes to progress the S106 in accordance with the Authority's Planning Obligations SPG. Given the length of time since the original Committee resolution, a new Committee resolution is required in order to progress the S106 and a decision to be issued. The proposed scheme and associated issues remain the same as when the proposals were originally considered by Committee in 2016.

Site Location and Description:

The application relates to the site of the Former Pontypool and District Hospital, a triangular site at the junction of Hospital Road and Leigh Road. The hospital buildings were demolished around 18 years ago and since then the site has largely remained vacant. Today the site is void of structures and has become an area of scrubland. The southern and western boundaries of the site are lined by a number of protected mature trees.

Proposed Development:

This is an outline application with all matters, except for access and layout, reserved for future consideration. The scheme proposes 34 dwellings which would be accessed off Hospital Road. The dwellings would predominantly be located along a spine road which would run through the site. The scheme includes terraced properties. A schedule of the parameters for each proposed dwellings has been submitted in

support of the application; generally the properties would be around 5.5 – 6 metres wide, around 9.6 metres deep and 11.5 metres in height (maximum).

As part of the scheme additional traffic calming would be provided on Hospital Road and a footway would be installed along Hospital Road for the full extent of the site. A footpath link would run from the development to the existing footpath which runs along the southern boundary of the site.

The site would include an area of public open space, which would include a children's play area.

Publicity:

The application was advertised in the local press and site notices have been displayed adjacent to the site when the application was originally submitted.

Planning Policy:

Planning Policy Wales 10th Edition

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. This document promotes placemaking as a key issue in delivering its objectives.

Torfaen LDP

The current Development Plan for this Authority consists of the Torfaen Local Development Plan (LDP), which was adopted by the Council on 3 December 2013. The following Local Development Plan policies are relevant:

LDP Policy S1 - Defines the Urban Boundaries to promote the full and effective use of urban land, to allow for development to contribute to the creation of sustainable communities and define the urban area within which there is a presumption in favour of development. Land outside Urban Boundaries is within the Countryside where development is restricted.

LDP Policy S2 - Gives a set of Sustainable Development criterion that should be taken into account in the design of development proposals.

LDP Policy S3 - Provides criterion that should be considered to seek to mitigate the causes of further climate change and adapt to the current and future effects of climate change such as promoting sustainable design.

LDP Policy S4 - seeks that new development must have full regard to the context of the local natural and built environment and its special features including criterion on

sustainable design and promoting a mix of uses.

LDP Policy H5 sets the standards for the provision for Recreation, Open Space and Allotments which will be sought in conjunction with new residential developments of 3 or more dwellings.

LDP Policy S8 - outlines the planning obligations will be required on development proposals to address impacts of development and to make the proposal acceptable in land use planning terms; with key priorities being stated.

LDP Policy BW1 - provides a detailed Borough wide General Policy on Development Proposals with criterion covering 'Amenity and Design', the 'Natural Environment', the 'Built Environment', 'Utilities Provision' and 'Design and Transport', against which all planning applications will be determined in conjunction with other relevant policies of the Local Development Plan.

LDP Policy H4 sets a target of affordable homes within Torfaen over the Plan Period and, subject to annual review, seeks to negotiate the provision of a percentage of affordable housing on all residential sites/developments over a certain size.

LDP Policy S5 - makes provision by identifying sites for new dwellings during the period 2006-2021.

SUPPLEMENTARY PLANNING GUIDANCE: Planning Obligations (June 2011) – Planning obligations are an established and valuable tool within the development control process. They provide a means to enable a proposed development to proceed and to meet the needs of the local community associated with the new development by securing developer contributions towards the provision of infrastructure, services and other public benefits. They are commonly used to bring development proposals in line with the objectives of sustainable development as set out in local and national policy. The SPG sets typical criteria and thresholds for contributions towards: Affordable Housing; Highways and Transport; Educational Facilities; Community Facilities and Regeneration; Ecology and Biodiversity and Recreation and Public Open Space.

Consultation Responses:

Drainage Officer

Raises concerns that the indicative location of the proposed attenuation tank may not be acceptable. However he confirms that, even if the indicative location is not feasible, the applicant would be able to achieve some form of suitable surface water drainage scheme on the site.

Highways And Transportation No objections.

There are a number of issues on this site that will need addressing. The footway on Hospital Road is only part kerbed with no surfacing. Retaining structures will need to be located at the back of the footway. Also there are four electricity poles with overhead cables which will be in the centre of the footway. They will need to be relocated at the back of the footway.

There are also a number of trees in the embankment to the rear of the footway that will have to be removed to provide the retaining structure.

The footway on Leigh Road will require reinstatement to full height kerbs along the length of the former access. Vehicular / pedestrian parapet will need to be located at the back of the footway for the length of development on Leigh Road.

The existing traffic calming on Leigh Road will not now require amendment because there will be no vehicular access at the narrowing location. Traffic calming on Hospital Road will need to be the subject of a Section 278 Agreement and must be in place prior to beneficial occupation of the site. A Section 106 Agreement will secure the traffic calming.

When excavations took place along Leigh Road the previous developer removed the support for the highway causing the highway to crack and as a consequence temporary support was provided in the form of embankment works. This embankment will now have to be removed to provide the properties and the proposal is to provide a retaining structure along Leigh Road. TA1 Technical approval procedures must be carried out and a method statement for the temporary support of the highway must be agreed prior to removal of the embankment.

If any other retaining structures exceed 1.37 metres in height and are within 3.66 metres of the highway then TA1 Technical Approval procedures must be carried out.

I would not oppose this application from a highway standpoint however the following conditions should be attached to any grant of consent.

1 The plan indicates visibility splays for the main access of 4.5 metres x the distance of the junction to Leigh Road to the right and 4.5 metres x 90 metres to the left which is in line with my requirements. No walls or embankments within the splays shall exceed 900mm in height above existing road level on Hospital Road.

2 All highways other than private drives shall be constructed to an adoptable standard.

3 A construction and Environmental Management Plan must be secured and monitored to control movement of construction traffic.

4 Prior to beneficial occupation of the dwellings, parking provision in accordance with the County Surveyors Society (CSS) Wales Parking Guidelines 2008 must be provided within the curtilage of the site and maintained in perpetuity for the sole use of motor vehicles.

5 No surface water from the site shall drain onto the highway or into highway drainage and no soakaway may be constructed within 5 metres of the adopted highway or within 5 metres of an existing or proposed structure, (above or below ground).

6 The garages are to be retained for parking of vehicles and not converted to rooms for habitation.

Ecology Officer

Originally requested that an ecological survey be undertaken. Following the submission of a reptile survey - which confirmed there are no reptiles on the site - confirmed no objections.

Tree (Arboricultural) Officer

Originally objected to the proposal on the basis that some of the protected trees would be removed to accommodate proposed houses. He also raised concerns that some of the proposed dwellings would be located in close proximity to some of the trees, which would have an unacceptable impact upon the residential amenities of future residents. Confirms that he offers no objections to the

removal of the monkey puzzle tree as it has suffered damage in the past and is unlikely to develop into a tree of good form. Following amendments to the scheme he confirms he has no objections to the application in its current form.

Environmental Health

Contaminated Land.

(1) *No part of the development hereby permitted shall commence until:*

- a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority. The study shall focus in particular upon the possible presence of asbestos containing material arising from the demolition of the former hospital and hydrocarbon contamination in the vicinity of the former boiler house.
- b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to BS 10175:2011 containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.
- c) Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

- d) Following remediation a Completion/Validation Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

- e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Contamination – Unforeseen

- (2) Any unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Validation Report, confirming the remediation has being carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Contamination – Imported Material

- (3) Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be

submitted to and approved in writing by the Local Authority and must comply with the Welsh Local Government Association Document, Requirements for the Chemical Testing of Imported Materials for Various End Uses 2011. No other fill material shall be imported onto the site.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

All work should comply with the latest guidance which includes;

1. BS 10175:2011
2. Welsh Government Document WG 15450, Contaminated Land Welsh Statutory Guidance.
3. Welsh Local Government Association Document, Requirements for the Chemical Testing of Imported Materials for Various End Uses.

Noise and Air Quality Impacts

As the development site is in close proximity to existing residential properties, I would recommend that the following condition be imposed:

Prior to the commencement of any works on site, a fully detailed Construction Environmental Management Plan (CEMP) shall be submitted, in writing, and approved in writing by the Local Planning Authority. The CEMP shall be developed in agreement with the client, the construction contractor and Torfaen County Borough Council.

The CEMP shall include methods of working, hours of operation, measures for controlling dust and noise and measures to protect the adjacent residential properties. All construction work shall be carried out in accordance with the approved CEMP

Streetscene	No reply received
Glamorgan Gwent Archaeological Trust	Request that a condition is attached requiring an archaeological watching brief during the construction of the proposed dwellings.
Dwr Cymru/Welsh Water	No objections.
Housing Strategy	Housing will require 25% affordable housing provision on site which will consist of 80% socially rented (8) and 20% (2) intermediate units. Each socially rented unit should be constructed to Welsh Government DQR standards.
Police Crime Prevention Design Advisor	No objections.
Pontypool Community Council (on original scheme)	Not opposed to the principle of development on this site, but considered 40 houses on such a small site to be unrealistic. Raised concerns regarding the existing highway network in this location which they consider to be unsuitable for the amount of vehicles the development would generate.
Forward Planning (LDP/Policy)	<p>Following revisions to the scheme, confirm no objections raised.</p> <p>Confirm S106 requirements for the proposed development, as follows;</p> <p>Affordable Housing - Policy H4 seeks to negotiate on all sites of 3 or more dwellings the provision of affordable housing, with up to 25% affordable housing being sought in the Pontypool Housing Sub Market area. This would need to be secured from this or any future developer if the site is transferred.</p> <p>Open Space/Recreation/Children's Play - Policy H5 aims to secure the provision of recreational open space and other outdoor recreation, children's play areas and leisure facilities in conjunction with new residential development. In line with the Adopted S106 SPG on</p>

developments of 3 or more dwellings we would normally expect open space provision of 9.16sqm per dwelling on site.

Children's Play - For schemes of 25 units then an onsite Local Area of Play should be provided. For numbers above this threshold in line with the Adopted SPG we would require a payment of £508 per dwelling to improve substandard provision in the locality.

Adult Recreation - In respect of Adult Recreation, to address the deficiencies in Adult recreation in the area then in line with the Adopted S106 SPG a per dwelling payment of £1136 would be sought as part of any planning application.

Former Ward Member
(at time application was
consulted upon):

Objects to the application on the following grounds;

- It is overdevelopment.
- Leigh Road has previously been undermined by a developer on this site, resulting in damage to the road which required partial closure of the road (traffic lights in place for roughly two years before the road was once again made safe). This application will once again be excavated to an extent, endangering the stability of the road.
- The site would be accessed from Hospital Road, which is heavily used by very large vehicles which includes large buses for YGG. The road is extremely dangerous for pedestrians and drivers. Pedestrians going to and from this development would take their life in their hands walking at the hairpin bend where there is no pavement and no room to construct one.
- Both Ward Members have met with TCBC Highways Dept and Gwent Police to attempt to prevent the road being used by heavy vehicles, but this has not progressed.

Neighbour Responses:

Fifteen representations were received in response to the application at the time of the original consultation process. Some of these residents state that they are not against the principle of redevelopment but rather have concerns regarding details. Objections have been received on the following basis:

- Highway safety - poor access, substandard existing highway system in the area, lack of footways in the area,
- Adverse impact upon protected trees
- Overdevelopment of the site
- Reduction in the value of nearby properties

Assessment & Conclusion:

The application is for outline consent for 34 dwellings with all matters - except access and layout - reserved for future consideration. This is a vacant brownfield site within the Urban Boundary.

The proposed scheme and the main issues remain the same as when the proposals were originally considered by Committee in 2016. These are;

- The principle of residential development
- Is the scheme acceptable in terms of highway safety?
- Is the proposed layout acceptable in design terms?
- Is the impact on existing residents acceptable?
- Is the proposal acceptable in ecological terms?
- Is the proposal acceptable in terms of archaeological impact?
- Would the scheme allow for the required level of S106 contributions?

Principle of Development: S1

This application is located within the urban boundary and within a predominantly residential area, but is not specifically designated for residential development. It should also be noted that consent for the residential development of this site has previously been granted. It is therefore considered that the principle of residential development within this area is acceptable.

Highway Safety: BW1

The application seeks outline consent with access and layout to be considered. Substantial local opposition has been received to the application on the basis of highways safety.

Local residents are concerned by the number of dwellings which would be located on site, the level of vehicle movements that would be generated and the impact upon the wider highway network. The scheme proposes additional traffic calming on Hospital Road. It should also be noted that the number of dwellings within the site has been

reduced during the course of the development from 40 to 34 properties. The Authority's Highways Engineer confirms that, given that the previous use of the site was a hospital as well as the fact that residential consent has been previously granted for 25 dwellings at this site, the application is considered to be acceptable in this respect.

Local residents have also expressed concerns regarding the lack of public footways in the area. Whilst it is accepted that the wider footpath network is not ideal, the proposed layout would secure a new footway along Hospital Road for the full extent of the site.

The layout plan indicates parking predominantly to the front of proposed dwellings and the dwellings would also include integral garages; on this basis the Highways Officer is satisfied that an adequate level of parking could be provided within the submitted layout.

The Authority's Highways Engineer has advised that in the past there has been a problem on the site regarding the impact of earthworks on the stability of the highway to the rear of the site (Leigh Road). The applicant has been advised of this issue and the Highways Engineer confirms that similar problems in the future can be avoided /controlled through Highways legislation.

In view of the above and taking into account the views of the Authority's Highways Engineer, on balance, the application is considered to be acceptable in terms of highway safety.

Design/Layout: BW1, H5, S4, Planning Obligations SPG

The application originally proposed 40 dwellings at this site. However, in response to Officer concerns regarding the potential over-development of the site, this current scheme has been reduced to 34 dwellings.

Policy H5 requires the provision of recreational open space and other outdoor recreation, children's play areas and leisure facilities in conjunction with new residential development. A reduction in the number of dwellings proposed has allowed the provision of a children's play area (LAP) on site and a good level of public open space, both of which meet the Authority's requirements.

Local residents, a former Local Ward Member and the Community Council have raised concerns regarding the number of proposed dwellings on the site, particularly the historic approval was only for 23 properties. The previous consent included a mixture of dwelling types, most of which were larger properties. The application site occupies a prominent location, which is particularly visible from the other side of the valley. The scheme proposes rows of smaller terraced homes, which facilitates an increase in the density of development. There is a mixture of house types within the wider area, with no overriding character. On this basis the principle of terraced houses is acceptable, subject to appropriate design and detailing. The success and acceptability of the final scheme will be dependent on the quality of design at reserved matters stage. It is considered that a contemporary design approach could secure an attractive and

acceptable scheme on the site. A condition should be attached to any consent granted requiring a design brief to be submitted and approved prior to the submission of the reserved matters, in order to secure a suitable design for this prominent site.

The original scheme submitted included the removal of a good number of the protected trees, in order to accommodate an additional terrace of homes in the south-western corner of the site. Officer concerns were also expressed regarding the proximity of some of the other proposed dwellings to the protected trees and the potential for an adverse impact upon the residential amenities of future residents. In response to Officer concerns, properties have been omitted from the scheme and also some dwellings have been shifted away from protected trees. Whilst the revised scheme now secures the protected trees, it is proposed to remove a mature monkey puzzle tree on site. This is considered to be acceptable as it is in a poor condition. A replacement tree can be secured at reserved matters stage through a landscaping scheme. The Authority's Arboricultural Officer confirms that he raises no objections to the amended layout and therefore the proposal is considered to be acceptable in terms of potential impact upon protected trees.

The layout submitted indicates surface water drainage tanks within the proposed area of public open space in the south-west corner of the site. Full details of this tank have not been submitted or considered as part of this application. Therefore, any consent granted would not convey acceptance of the tanks in this position. An advisory note should be attached to any consent granted confirming this issue and it is recommended a condition requiring a surface water drainage scheme to be submitted be attached to any consent granted.

Residential Amenities: BW1

The application relates to a self-contained site, which is set away from existing residential properties. The nearest property – The Birches – sits on the opposite side of a track from the application site and is separated by a band of protected mature trees. On this basis, the proposal would not significantly adversely impact upon the residential amenities of existing properties.

Ecology: BW1

The Authority's Ecologist confirms that the application is acceptable in terms of potential impact upon ecological amenities. However, given time that has passed since the original resolution to approve a condition should be attached to any consent granted which requires an updated reptile survey to be submitted and approved prior to the commencement of development.

Archaeological Impact: HE1

Glamorgan Gwent Archaeological Trust has requested that a condition is attached to any consent granted which requires an archaeological watching brief for the site.

However, given that the buildings were demolished relatively recently and the land on the site has been extensively disturbed since that time it is considered that this requirement would have little merit. The Authority's Conservation Officer verbally confirmed that he considers this requirement to be onerous in the circumstances. On this basis, the condition should be omitted.

Section 106 Requirements: H4, H5, Planning Obligations SPG

As outlined elsewhere in this report, there is a Committee resolution to approve this application, subject to a S106 agreement dating from 2016. At that time, the applicants confirmed that they were willing to enter into a Section 106 agreement in accordance with the Authority's Planning Obligations SPG. However, following this, their solicitor was not instructed and the applicants queried the exact details of the S106 requirements. The progression of the S106 was therefore stalled. Following extensive discussion, the applicant now confirms he is satisfied with the following requirements:

Affordable Housing - A 25% affordable housing provision with a mix of 80% socially rented and 20% intermediate units.

Open Space/Recreation/Children's Play - Children's Play - A Local Area of Play would be provided, as well as a payment of £179 per dwelling above the threshold of 25 dwellings to improve substandard provision in the locality. A management company would maintain the on-site public open space and LAP.

Adult Recreation - A payment of £1,136 per dwelling to address the deficiencies in Adult recreation in the area.

In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

- a) Necessary to make the development acceptable in planning terms; (*the obligations of the Section 106 Agreement are necessary to ensure that the site can be developed as proposed with a provision of affordable housing as required by the SPG*)
- b) Directly related to the development; (*the obligations of the Section 106 Agreement are directly related to the development.*)

and

- c) Fairly and reasonably related in scale and kind to the development. (*The obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure a contribution towards affordable housing provision is provided as required by the SPG.*)

Conclusion

The proposed scheme and associated issues remain the same as when the proposals were originally considered by Committee in 2016. On this basis, Officers consider that the proposed development continues to be acceptable in principle and in respect of the matters to be considered – namely access and layout. Following extensive discussion the applicant has now agreed to enter into a S106 agreement which meets the requirements of the Authority's policy in this respect. It is therefore considered on balance that the application is acceptable and it is recommended the application is approved subject to a S106 agreement.

RECOMMENDATION - Upon completion of an Agreement under Section 106 of the Town and Country Planning Act concerning the matters referred to in the above report, the Head of Development Management to be authorised to grant permission subject to the following conditions or any amendments additions or deletions of these conditions he may deem necessary.

CONDITIONS:

- 1 Unless otherwise specified by another condition of this Notice, the development shall be carried out in accordance with the following approved plans and documents:

P400 PP01 Rev L received 1 September 2016
Parameters schedule received September 2016

Reason: To ensure the development is carried out in accordance with the approved details. Any material alteration to the approved details may have an impact that has not been assessed.
- 2 Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 3 Details of appearance, landscaping and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: The details are reserved for subsequent approval.
- 4 Notwithstanding submitted information, prior to the commencement of development a drainage scheme for the site shall be 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.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 5 Prior to the submission of reserved matters, a Design Brief for the site shall be submitted and approved by the local planning authority. Thereafter, the reserved matters applications shall accord with the approved details.

Reason: In order to secure an appropriate design on this prominent site.

- 6 Prior to beneficial occupation of any dwelling, parking provision in accordance with the County Surveyors Society (CSS) Wales Parking Guidelines 2008 must be provided within the curtilage of the site and maintained in perpetuity for the sole use of motor vehicles.

Reason: In the interest of highway safety.

- 7 Any garages shall be used only for the storage of private motor vehicles and/or purposes which are incidental to the enjoyment of the associated dwellings.

Reason: In the interest of highway safety.

- 8 The approved visibility splays onto Hospital Road shall be maintained free of any obstruction exceeding 900 mm in height above the level of the adjoining carriageway for as long as the development exists.

Reason: In the interests of highway safety

- 9 Prior to the commencement of development, a Construction and Environmental Management Plan for the site shall be submitted to and approved in writing by the local planning authority. Thereafter, development shall be undertaken in accordance with the approved details.

Reason: In the interest of highway safety and in order to safeguard residential amenities.

- 10 Prior to the commencement of development a reptile survey of the site, to include mitigation measures if required, shall be submitted to and approved in writing by the local planning authority. Thereafter, any required mitigation must be undertaken in accordance with the approved details.

Reason: In order to safeguard ecological interests.

- 11 Prior to the beneficial occupation of the 18th dwelling, the traffic calming shall be installed in accordance with the approved details shown on drawing P400 PP01 Rev L.

Reason: The works are necessary in the interests of highway safety

- 12 Prior to the commencement of development, the retaining structures details shown on drawing P400 PP01 Rev L.

Reason: The works are necessary in the interests of highway safety

- 13 All roads within the site shall be constructed to an adoptable standard.

Reason: In the interest of highway safety.

- 14 Prior to the beneficial occupation of any dwelling, the reinstatement of the footway on Leigh Road shall be undertaken in accordance with the approved details shown on drawing P400 PP01 Rev L.

Reason: The works are necessary in the interests of highway safety

- 15 Prior to the beneficial occupation of the 18th dwelling, the traffic calming shall be installed in accordance with the approved details shown on drawing P400 PP01 Rev L.

Reason: The works are necessary in the interests of highway safety

- 16 Prior to the beneficial occupation of any dwelling, the electricity poles on Hospital Road shall be relocated to the rear of the proposed footway.

Reason: The works are necessary in the interests of highway safety

- 17 Any garage on the site shall be used only for the storage of private motor vehicles and/or purposes which are incidental to the enjoyment of the associated dwellings. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development Order 1995, the proposed garage shall not be converted to habitable accommodation without the express consent of the Local Planning Authority.

REASON: To ensure that the Local Planning Authority retains strict control over the future use of the site/buildings.

- 18 (1) No part of the development hereby permitted shall commence until:
- a) An appropriate Desk-Study of the site has been carried out, to include a conceptual model and a preliminary risk assessment, and the results of that study have been submitted to and approved in writing by the Local Planning Authority. The study shall focus in particular upon the possible presence of asbestos containing material arising from the demolition of the former hospital and hydrocarbon contamination in the vicinity of the former boiler house.
 - b) If potential contamination is identified then an appropriate intrusive site investigation shall be undertaken and a Site Investigation Report to BS 10175:2011 containing the results of any intrusive investigation, shall be submitted and approved in writing by the Local Planning Authority.
 - c) Unless otherwise agreed in writing by the Local Planning Authority as

unnecessary, a Remediation Strategy, including Method statement and full Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority.

No part of the development hereby permitted shall be occupied until:

d) Following remediation a Completion/Validation Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority.

e) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Contamination - Unforeseen

(2) Any unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Validation Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

Contamination - Imported Material

(3) Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Authority and must comply with the Welsh Local Government Association Document, Requirements for the Chemical Testing of Imported Materials for Various End Uses 2011. No other fill material shall be imported onto the site.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed

INFORMATIVES

- 1 Torfaen Local Development Plan covers Torfaen County Borough. The following policies are relevant to the consideration of this application:

S1, S2, S3, S4, S5, S8, H4, H5, BW1

- 2 This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990, as amended.
- 4 The applicant is advise to take note of the attached Welsh Water comments dated 08/02/2016 Ref: PLA0017327
- 5 The Authority's Drainage Engineer advised that the surface water discharge from this site to be limited to no more than 8 L/s/ha.
- 6 The landscaping scheme for the site should include a replacement monkey puzzle tree.

Appendices	None
Background Papers	Note: Members of the public are entitled, under the Local Government Act 1972, to inspect background papers to reports. The following is a list of the background papers used in the production of this report. Planning Application File: 16/P/00018

For a copy of the background papers or for further information about this report, please telephone: Richard Lewis, Head of Development Management (Tel. 01633 647628)