

APPENDIX 1

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the landscaping of the site.Reason: To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out strict conformity with such details as are approved.
Reason: To comply with Section 92 of the Town and Country Planning Act 1990.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the latter.
Reason: To comply with Section 92 of the Town and Country Planning Act 1990.
4. No development or phase of development, including site clearance, with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove and the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.
Reason: In the interest of controlling invasive species in accordance with UDP Policy EC6.
5. No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority:-
 1. A preliminary risk assessment which has identified; a. all previous uses; b. potential contaminants associated with those uses; c. a conceptual model of the site indicating sources, pathways and receptors; d. potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy

giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

5. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of future occupants in accordance with UDP Policy GDP1.

6. Prior to first occupation of the development, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: In the interests of the amenities of future occupants in accordance with UDP Policy GDP1.

7. Prior to commencement of development, an Air Quality Assessment for Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) shall be carried out and submitted to and approved in writing by the Local Planning Authority. The Assessment shall use appropriate modelling methods, as described in Local Air Quality Management Technical Guidance LAQM TG(16)". The report shall include an assessment of the Air Quality at the proposed development and on existing receptors near to the proposed development.

Reason: In the interest of the amenities of future occupants in accordance with UDP Policy GDP1.

8. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

Reason: In the interest of safeguarding amenities of existing occupiers in accordance with UDP Policy GDP1.

9. No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.
Reason: In the interest of safeguarding amenities of existing occupiers in accordance with UDP Policy GDP1.
10. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.
Reason: In the interest of safeguarding amenities of existing occupiers in accordance with UDP Policy GDP1.
11. No reserved matters application shall be approved by the Local Planning Authority and no development of that reserved matter site 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 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 surface water or 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 in accordance with UDP Policy EC12 and EC13.
12. No reserved matters application shall be approved by the Local Planning Authority and no development of that reserved matter site shall commence until a scheme for the disposal of foul water for that site and/or other identified part has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate that:
- a) No more than 300 units and primary school permitted under this outline permission shall communicate with the public sewer at or downstream of manhole SJ29538601.
 - b) A point of connection on the public sewerage system is identified by a hydraulic modelling assessment, which shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter the connection shall be made in accordance with the recommended connection options following the implementation of any necessary reinforcement works to the sewerage network as may be identified by the hydraulic modelling assessment. The scheme shall be implemented in accordance with the

approved details prior to the communication of any flows with the public sewer network and shall be retained for the lifetime of the development.

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

13. No reserved matters application shall be approved by the Local Planning Authority and no development of that reserved matter site shall commence until the following has been submitted to and approved in writing by the Local Planning Authority:-

1. A report of findings arising from intrusive site investigations for mine entries and shallow coal mine workings
2. The submission of a layout plan which identifies appropriate zones of influence for mine entries on site and the identification of suitable 'no-build' zones;
3. The submission of a layout plan which identifies appropriate no-build zones for any high walls present on the site;
4. The submission of a scheme of treatment for mine entries on site;
5. The submission of a scheme of remedial works for the shallow coal workings.

All works approved in connection with 1 - 5 shall be implemented in accordance with the approved details. A Verification Report confirming the works been carried out on site, shall be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development.

Reason: To establish the exact nature of the coal mining legacy issues on the site and in accordance with Planning Policy Wales 6.9.27.

14. The sales floor area of the convenience store shall not exceed 744m².
Reason: To control any future expansion of the development without first applying for planning permission in accordance with UDP Policy GDP1.