

REFERENCE: P/22/811/FUL

APPLICANT: Brynteg Comprehensive School c/o Mr A Rosser, Ewenny Road, Bridgend, CF31 3ER

LOCATION: Brynteg Comprehensive School Ewenny Road Bridgend CF31 3ER

PROPOSAL: New artificial hockey turf pitch with associated mesh fencing and sports lighting (to replace existing redgra hockey pitch)

RECEIVED: 6 December 2022

SITE DESCRIPTION

This application seeks full planning permission for a new artificial hockey turf pitch (to replace an existing redgra hockey pitch) with associated mesh fencing and sports lighting consisting of 6 lighting columns and biodiversity enhancements at Brynteg Comprehensive School.

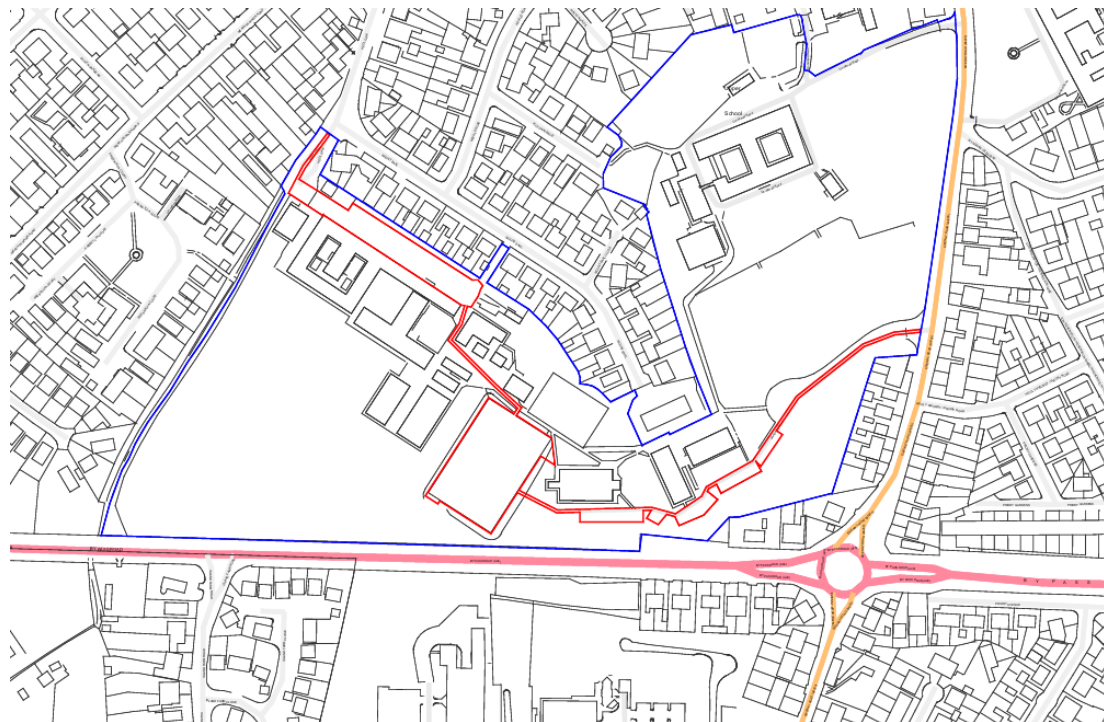


Figure 1 – Site Location Plan

The application site lies within the Main Settlement of Bridgend, as defined by Policy PLA1 of the adopted Local Development Plan (2013). It comprises the site of an existing hockey pitch associated with Brynteg Comprehensive School which occupies the surrounding site. The majority of the wider school site is screened by trees and vegetation which border its perimeter.

Surrounding the school site is the A48 and B4265 due south and east respectively with residential dwellings encompassing the site in most directions. The nearest residential properties are approximately 50m to the north-east (Mount Earl) and 85m to the south-west (Island Farm Road). Other residential streets that surround the site are off Preswylfa Court to the west, Heol Gam to the north-west, Ewenny Road to the east.

The school has two entrances, one off Ewenny Road and one off Heol Gam. The location plan shows the extent of the school site outlined in blue and the hockey pitch and both accesses and car parks outlined in red.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal consists of an Artificial Hockey Turf Pitch (HTP) to replace the existing redgra hockey pitch which is currently used by the school for many aspects of Physical Education (PE) with curriculum use between 0900 and 1500hrs. After-school activities occasionally take place on the pitch until 1800hrs on weekdays. It is also used by the local community outside of school hours, where weather and daylight hours permit such use.

Inclement weather leaves the area unusable for large periods of the winter months. This impedes outdoor sports potential for the pupils as well as the local community. The new artificial surface would allow for all manner of sports to be played regardless of prevailing weather conditions as it is more resilient than natural grass or the current Redgra surfacing. There will also be associated green weld mesh fencing to the perimeter and biodiversity enhancements such as bat boxes, hedgerow planting, landscaping and landscape management.

The proposed Associated LED sports lighting system consists of 6 columns situated around the perimeter of the pitch (3 on either side). The columns measure 13m in height and the floodlights will be aimed down. At this height and angle, the floodlights will create a narrower floodlight beam that results in less light spill. It is proposed to operate the flood lights when the facility is being used between the following hours:

- Weekdays 09:00-21:00
- Saturdays 09:00-17:00
- Sundays & Bank Holidays 10:00-15:00

with the floodlights to be in use following sundown in the evenings with timings to vary throughout the year. The applicant has advised that the lights would be on a timer and would automatically switch off at the set times if they have not already been turned off manually.

The planning application is supported by a design statement, details of the lighting columns head unit design and details of the likely levels of light spillage that would emit from such floodlights, a noise impact assessment report and an ecology/bat appraisal. Photographs of the existing hockey pitch are shown below.



Figure 2 - Photographs of existing hockey pitch

RELEVANT HISTORY

P/22/84/BCB

Reg 3 - deemed consent

Installation of 4 new DDA parking

	21/03/2022	bays and footpath (to west of bus park)
P/19/466/BCB	Reg 4 - deemed consent 24/10/2019	Proposed new build office & multi-agency hub.
P/04/723/FUL	Granted (no conditions) 16/08/2004	Provision Of 3 Sets Of Parking Bays. 12 Bays Per Section. 36 In Total.
P/98/1005/BCB	Reg 3 - deemed consent 22/12/1998	New 10 Laboratory Science Block On Existing Playing Fields Within School Grounds
P/97/916/BCB	Reg 3 - deemed consent 02/12/1997	New Science Block - Popular Schools Initiative Containing Science Classrooms

PUBLICITY

This application has been advertised through direct neighbour notification. The consultation period expired on 17th April 2023.

CONSULTATION RESPONSES

Cllr Freya Bletsoe – Requested the application be determined by the Development Control Committee as there have been concerns raised by residents around a variety of issues such as Access and Parking, Noise Pollution and Light Pollution.

Shared Regulatory Services: Housing and Pollution – No objection.

Transportation Officer (Highways) – No objection subject to the inclusion of a condition.

Drainage Officer - No objection

Destination and Countryside Management (Ecology) – No objection

Bridgend Town Council - Support in principle, the creation of a new sports facility in Brynteg School, however further to concerns from local residents, Bridgend Town Council recommend that the following matters are given due consideration:

- That bookings last no longer than 8pm
- That where possible, the main access off Ewenny Road is used
- That due consideration must be given to the light and noise concerns from residents, notwithstanding the professional reports provided

REPRESENTATIONS RECEIVED

Four neighbouring properties objected to the proposal (51, 56 and 62 Mount Earl and 3 Heol Gam) and their comments are summarised into the following categories below.

Residential Amenity

- Concerns raised that the proposed lighting will cause light and noise nuisance.
- It is stated that, at present, there are no pupils on the school site after 6pm. Properties were bought on the basis that after school hours and during school holidays we could enjoy time in our garden without noise from the school facilities being used let alone community sports until 9pm weekdays, 5pm Saturdays and 3pm on Sundays.
- Concerns over lights being left on.

- If there are games taking place, then are we to expect supporters? If so, has the noise report taken into consideration this noise on top of the noise generated from the sport?

Highway and Pedestrian Safety

- Concerns raised over car parking and increased cars during the proposed times being a problem for the surrounding streets, especially after 9pm and Heol Gam is a safe route to school.
- A resident at 3 Heol Gam has experienced significant traffic conflicts and obstructed access to their drive on multiple occasions, primarily from School traffic.
- A resident disputes the applicant's statement that the entrance to the school off Ewenny Road is the secondary entrance and Heol Gam the Main Entrance.
- The proposed development is unacceptable unless there is a planning condition stating that the sole vehicular access is from Ewenny Road with a designated parking.
- Generally, the local area was built in the 1930s when road traffic was significantly less than in the second half of the 20th Century; therefore, road widths and vehicle volumes were not considered and designed into the housing developments.
- The access/parking, as stated in the application, is an unacceptable aspect of development in this location without a submitted operational management plan that can then be subject to a planning condition.
- No traffic survey has been carried out when clearly there will be traffic pollution.

Other Issues

- A neighbour is not happy with proposed hours and there is no mention of term time only. Would this facility be used during school holidays?
- Who would be responsible for locking up and checking the facility, turning lights off when not in use etc? 9pm in the evening seems late to be playing hockey.
- A local resident has stated there are many nuisances that come from the school i.e. noise, parking, lights being left on at night etc.
- A concern has been raised that the development would affect the value of neighbouring properties.
- A resident has stated there should be an Operation Management Plan for uses, lighting and access.
- A neighbour has stated that the community use is the major use.
- Bookings should last no longer than 8pm.

RESPONSE TO REPRESENTATIONS RECEIVED

Residential amenity

- This has been addressed within the report and no residential property would be adversely affected by light overspill.

- The school does not need planning permission to allow the public to access their facilities outside of school hours. It should be noted that Welsh Government are invested in funding practical ways of improving school facilities to enable greater community use.
- The applicant has advised that the lights would be fitted with a timer.
- The noise report has stated there would be no unacceptable impacts. However, as stated above, this application is not for the use, but the new surface, fencing and lighting. The school currently allows the facility to be used outside of school hours.

Highway and Pedestrian Safety

- This application does not relate to the use, the school currently allows this facility and others to be used outside of school hours, however, there is sufficient car parking located within the school that could be utilised. The safe route to school would not be affected.
- Anyone *wishing* to use the school facilities outside of school hours will be able to use either entrance.
- As stated above, the hockey pitch is already there and being used. This application is to improve the facility. As such it would not be reasonable to restrict access.
- The surrounding highway network accommodates the school and the evening traffic will be instead of, not in addition to, school related traffic.
- As stated above the use is not part of the application, however, there is ample parking within the school that could be utilised outside of school hours.
- An application of this limited scale and impact does not warrant a traffic survey.

Other Issues

- This application is for a new hockey pitch surface, fencing, lighting and biodiversity enhancements. The hockey pitch is already there and is currently used outside of school hours. The school does not need planning permission to use the facility outside of school hours. It would be for the school to decide when the facility would be used.
- As stated above, the school would be responsible for and manage bookings, however, a condition will be imposed to ensure lights are turned off. The school has also advised that the lights would be controlled by a timer which would turn them off automatically at the set time.
- Current issues at the school are not material to this application. Each application is determined on its own individual merits.
- Loss of property value is not a material planning consideration.
- This application is not for the use, it would be for the school to manage the facility. However, lighting would be controlled via a condition.

RELEVANT POLICIES

National Planning Policy

Planning Policy Wales (Edition 11) (PPW11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes and approaches set out in, Future Wales - the National Plan 2040 and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising 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. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The primary objective of PPW11 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 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

PPW11 Para 4.5.1 states *“Recreational spaces are vital for our health, well-being and amenity, and can contribute to an area’s green infrastructure. They provide a place for play, sport, healthy physical activity and a place to relax often in the presence of nature, and they contribute to our quality of life. Networks of high quality, accessible green spaces and recreation spaces will also promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate in a wide range of physical activities. These activities are important for the well-being of children and adults and for the social, environmental, cultural and economic life of Wales.”*

Para 4.5.6 also states *“Planning authorities should encourage the multiple use of open space and facilities, where appropriate, to increase their effective use. ‘Beyond the Six-acre Standard’42, produced by Fields in Trust, is a source of helpful advice to planning authorities on providing open space and outdoor sport and play through the planning system.”*

PPW11 is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 5 Nature Conservation and Planning
- Technical Advice Note (TAN 11) Noise
- Technical Advice Note (TAN) 12 Design
- Technical Advice Note (TAN) 16 Sport, Recreation and Open Space

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-being of Future Generations Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). The

well-being goals identified in the act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of well-being goals/objectives as a result of the proposed development.

THE SOCIO-ECONOMIC DUTY

The Socio-Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came into force on 31 March 2021, has the overall aim of delivering better outcomes for those who experience socio-economic disadvantage and whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

Local Policies

The Development Plan for the area comprises of the Bridgend Local Development Plan 2006-2021 which was formally adopted by the Council in September 2013 and within which the following policies are of relevance:

Strategic Policy

- Policy SP1: Regeneration led Development
- Policy SP2: Design and Sustainable Place Making
- Policy SP4: Conservation and Enhancement of the Natural Environment
- Policy SP13: Social and Community facilities

Topic Based Policy

- Policy PLA1: Settlement Hierarchy and Urban Management
- Policy ENV5: Green infrastructure
- Policy ENV7: Natural resource protection and Public Health
- Policy COM11: Provision of Outdoor recreation facilities

Supplementary Planning Guidance

SPG19 – Biodiversity and Development

APPRAISAL

Having regard to the above, the main issues to consider in this application relate to the principal of development, the amenities of neighbouring residents, visual amenity, biodiversity, drainage and highway/pedestrian safety.

Principle Of Development

The site is located within the main settlement of Bridgend as defined by Policy PLA1 Settlement Hierarchy and Urban Management of the Bridgend Local Development Plan (LDP) adopted in 2013. Policy PLA1 states that development in the County Borough will be permitted where it provides the maximum benefits to regeneration at a scale that reflects the role and function of the settlement.

Policy SP2 Design and Sustainable Place Making of the LDP states that all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.

Policy SP13 Social and community facilities states *“In order to maintain and improve the quality of life of residents the following social and community uses and/ or facilities will be retained or enhanced,”* with Health and Wellbeing being one of the categories.

This application is for an improved hockey pitch facility which consists of a new playing surface, perimeter fencing, flood lighting and biodiversity enhancements. As such, it is considered that, in principle, and subject to satisfying the requirements of LDP Policy SP2, the proposed development is acceptable and accords with the Bridgend Local Development Plan (2013).

Impact on Visual Amenity

The acceptability of the proposed development is assessed against Policy SP2 of the Local Development Plan (2013) which stipulates “all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment”.

PPW11 states at paragraph 3.9 “the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important Planning considerations”.

The proposed floodlights, which are 13m in height, are to be situated in close proximity to the school building which is of a contemporary design. Whilst the school is set within its own grounds, the wider area is characterised as residential with a mixture of house types including terraced, semi-detached and detached dwellings that have a mix of appearances. The school and the hockey pitch are set back from the public highway with views of the site being distanced from publicly accessible spaces.

The proposed floodlights, in isolation, are not considered to be attractive features. However, regard must be given in this case to the purpose of the development. The floodlights will benefit the school as well as the local community by enabling the existing sports facility to be utilised throughout the year.

The existing redgra surface will be replaced with an artificial sand dressed turf pitch which would be green in colour and marked out in a standard hockey pitch configuration. It is considered that this green pitch would blend into the school surroundings better than the exiting redgra surface

In terms of the proposed fencing around the pitch this will be 3m in height along the sides of the pitch and 4.5m high at both ends with gates positioned within the fence to allow access. The fence will be a welded mesh powder coated green. This type of fence has a relatively open appearance and is synonymous with sports facilities and schools. As such the proposed fencing would not look out of place within a school setting and is well away from the boundaries of the site.

In terms of landscaping, it is proposed to provide hedgerows and areas of wildflower planting and to manage these accordingly. Conditions will be imposed to ensure that the proposals are acceptable and will provide visual enhancements to the wider school area.

Overall, the development is not considered to be so visually incongruous or detrimental to the overall character and appearance of the area to warrant a refusal of the scheme in this regard. Its visual impact is considered to be acceptable on balance in line with the provisions of Policy SP2 of the LDP.

Impact on Neighbouring and Residential Amenity

Planning Policy Wales (Edition 11, February 2021) states at paragraph 2.7 that “placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people”.

Criterion (12) of Policy SP2 of the Local Development Plan (2013) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers is not adversely affected by development proposals.

The nearest residential properties are approximately 50m to the north-east (Mount Earl) and 85m to the south-west (Island Farm Road) and other residential properties are further away. As such, given the nature of the proposal and the separation distances, it is unlikely that the proposed development (new surface to hockey pitch, flood lighting and perimeter fencing) would have any unacceptable impacts in terms of overbearing and overshadowing or loss of privacy to any residential or neighbouring property.

Lighting

In terms of light pollution, the proposed floodlighting columns will be situated around the perimeter of the pitch (3 on either side). The columns measure 13m in height and the floodlights will be aimed down. At this height and angle, the floodlights will create a narrower floodlight beam that results in less light spill. It should be noted that the applicant has worked with the Local Authority to minimise any lighting overspill. Figure 3 below shows the proposed lighting impact with the outside blue line being 1 lux.

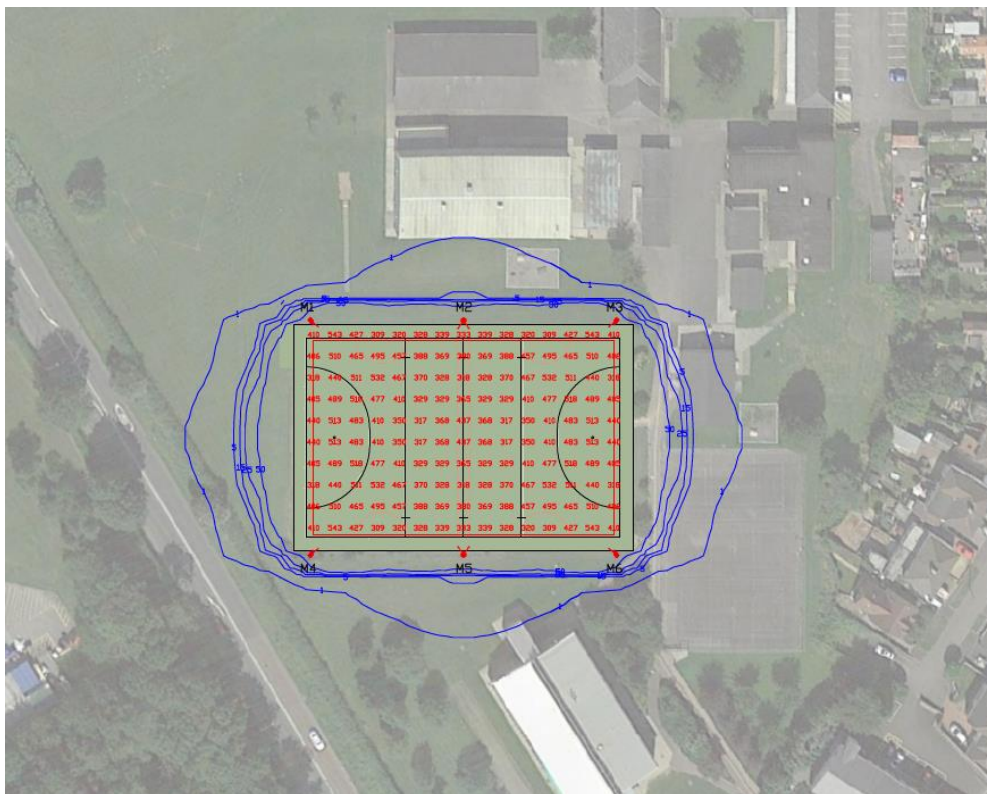


Figure 3 - Lighting overspill diagram

Guidance Note 1 for The Reduction of Obtrusive Light (Institution of Lighting Professionals) suggests that, in suburban areas such as this, the maximum level of illuminance permitted to nearby dwellings/premises is 10 lux. This reduces to 2 lux post-curfew (*post curfew is the time after which stricter requirements for the control of obtrusive lights will apply which is generally 2300hrs*) although no use of the floodlights will be permitted whatsoever past 9pm which will be imposed by a condition.

The applicant has advised that the lights would be on a timer which would turn them off at the set time or a manual shut off if they are not being used. The submitted lighting plans suggest that the level of light spill at the boundary of any residential or neighbouring properties surrounding the site will be less than 1 lux.

The Council's Public Protection Officer has carefully assessed the submission which includes details regarding the lux levels, details of the lighting columns and details of the proposed hours of operation and has raised no objections to the scheme. They consider that the light power and location of the floodlights have been designed so as to ensure that they would not cause a statutory nuisance to neighbouring residents.

Noise

Policy SP2 Criterion (8) also states "Development should Avoid or minimise noise, air, soil and water pollution". To inform the application the applicant has provided a Noise assessment by Healthy Abode Acoustics dated 16th November 2022. the results of the noise survey, the 2D noise mapping, illustrative layouts and the calculations, the predicted resultant noise levels from the proposed hockey pitch are predicted to meet appropriate and reasonable guidance and the relevant noise criteria, without mitigation. Therefore, an adequate level of protection against noise for occupants of the nearest noise sensitive receptor is afforded, including when factoring in potential uncertainty. As stated above the timings of the use of the floodlights will be controlled so as to limit the hours at which the hockey pitch can be used within the winter (darker months).

The noise report has been considered by the Council's Public Protection Officer who has no objection to the proposal in terms of noise and is satisfied the development would not cause a statutory nuisance to neighbouring residents.

It should also be noted that the school does not need permission from the Local Planning Authority to allow their facilities to be used by the public outside of standard school opening times. Many schools within the County Borough allow the public to use their sports facilities outside of school times and this is managed and controlled by each school independently. This benefits both the school and the wider community. This application relates to improving the playing surface, providing fencing and floodlighting.

To conclude it is considered that the proposed development is considered to be acceptable in accordance with criterion (12) of Policy SP2 and guidance contained within PPW11.

Ecology

In assessing a planning application, the Local Planning Authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions, under the Environment (Wales) Act 2016.

Planning Policy Wales 11 (PPW11) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* it further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

As part of the submission a bat transect survey stated that the proposed new Sports Pitch and floodlighting design has the potential to disturb foraging and commuting bat species active on the boundaries of the new pitch. However, implementing the recommended mitigation measures will help ensure the least possible negative impact upon bat activity in the vicinity.

It was originally proposed to erect a 2.8m high close boarded fencing and plant hedgerows to ensure the lighting would be reduced to no greater than 1 lux however this would have resulted in large close boarded fences being erected to prevent light overspill on dark corridors. This was discussed at length with the applicant who worked with the Local Planning Authority to ensure that the lighting was reduced to no greater than 1 lux on areas that were sensitive for bats without the need for large, close boarded fencing. It has also been recommended to plant hedgerows, install bat boxes, plant wildflower mixes and manage these areas appropriately to enhance biodiversity and all of these recommendations will be imposed via suitably worded conditions.

It is also proposed not to use the lights after 9pm. Being turned off at this time between May and September would benefit bats during periods where they are more active. As such the condition mentioned earlier relating to the control of the lights would also minimise any impacts relating to bats. The Council’s Ecologist has assessed the proposal and has raised no objection.

Incorporating biodiversity enhancements will help contribute to the environmental sustainability of the development. Such enhancements will demonstrate local authority compliance with Section 6 of the Environment (Wales) Act 2016 that places a duty on public authorities to ‘seek to maintain and enhance biodiversity’ so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to ‘promote the resilience of ecosystems’. As such the proposal is acceptable in terms of Biodiversity.

Highways

Policy SP2 states that all development should have good walking, cycling, public transport and road connections within and outside the site to ensure efficient access. Policy PL11 further states all development will be required to provide appropriate levels of parking.

The applicant has advised that there are 105 parking spaces permanently marked out within the subject site; 70 nearest the Heol Gam entrance and 35 towards the reception area. There would be no perceived change to parking habits during school hours given the works relate to the upgrading of the existing Redgra pitch. Outside of school hours, the local community would have access to the parking spaces, at periods in which the majority of school staff would have vacated the site. Greener and more active means of transport

would also be encouraged.

The Highways Officer has considered the transportation implications of the proposal and advises that, as there are no restrictions on the use of the current pitch, there is no change of use. As such this application relates to a resurfacing of the pitch with the addition of flood lighting and fencing. Accordingly, the use of access points and parking raises no concerns, particularly beyond the school day when the main buildings are vacated by staff and pupils.

In respect of the proposed floodlighting, it is noted from the revised plan that the level of lighting adjacent to the A48 is given as 1 LUX. This is the equivalent of moonlight (during a full moon). This is not considered to generate any glare providing that the initial source of illumination is not directly visible by motorists. In this regard it is noted that the proposed floodlights will be shielded to direct the light downwards. The suggested condition which relates to not being able to directly see the source of illumination will provide a control mechanism to ensure that these are installed correctly and maintained as such. Therefore, the Highway Authority has no objection subject to a condition.

As such, the proposed development is compliant with Policy SP2 of the Local Development Plan (2013) and is acceptable from a highway and pedestrian safety perspective.

Drainage

The Council's Land Drainage Officer has assessed the submitted scheme and notes that the proposed development is not located within a flood risk zone, is not located within 20m of a watercourse and does not propose to increase flood risk elsewhere.

Foul Sewerage

The applicant does not state how foul water will be disposed. However no foul water will be generated from the proposed development.

Surface water

The applicant states surface water will be disposed via SUDs. A cross section of the proposed pitch has been provided. Surface water will be drained through the pitch surface, as existing. Therefore, no further surface water consideration is required.

The development is not changing the drainage characteristics or raising existing levels of the existing site, therefore no sustainable drainage application is required.

As such the Local Authority's Drainage officer has no objection subject to a condition relating to preventing surface water entering and into the mains sewer and a note preventing surface water discharging to the public highway. These recommendations can be imposed via a suitably worded condition and note.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2013)

The concerns raised by neighbouring residents have been noted and taken into consideration. It is considered that, on balance, the proposal represents an appropriate form of development that would have no unacceptable impacts on visual amenity,

residential amenity, or highway and pedestrian safety, drainage and ecology and the proposal is therefore recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP13 PLA1, ENV5, ENV7 and COM11 of the Bridgend Local Development Plan (2013)

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

1. The development shall be carried out in accordance with the following approved plans/documents:
 - NSBCS001 Rev C Location Plan
 - NSBCS002 Rev B Construction Access Plan
 - NSBCS003 Rev C Block Plan
 - NSBCS004 Rev A Line Marking Plan
 - NSBCS005 Rev B Fencing Plan
 - NSBCS006 Rev A Cross Section
 - Lighting Specification by Siteco
 - HL250 13M RL C/W 2no LED Column Elevation
 - Floodlighting Plan (showing lux levels) Rev 3
 - Design and Access Statement by Nottssport
 - Bat Survey by Spectrum Nov 2022
 - Noise Impact Assessment HA/AE471/V1by Healthy Abode Acoustics

Reason: To avoid doubt and confusion as to the nature and extent of the approved development

2. Notwithstanding the submitted plans, within 3 months of the date of this consent, a scheme of soft landscape works/biodiversity enhancements shall be submitted to the Local Planning Authority. These details shall include: planting plans; hedgerow planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; details/methodology of any areas to be managed as wildflower meadows; details of any native tree planting; details of any other biodiversity enhancements; an implementation programme (including phasing of work where relevant). The approved landscaping works/biodiversity enhancements shall be carried out in accordance with the approved details and in accordance with the agreed implementation programme.

Reason: In the interests of maintaining a suitable scheme of landscaping/biodiversity enhancements to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value, and to ensure the development complies with Policies SP2 and ENV5 of the Bridgend Local Development Plan (2006-2021).

3. Within 3 months of the date of this consent, a landscape management plan, including the long-term design objectives, management responsibilities and maintenance schedules, for all landscaped areas, hedgerows and details of grass cuttings/brash storage, shall be submitted to the Local Planning Authority. The approved landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter in perpetuity.

Reason: In the interest of visual amenity, biodiversity enhancements, and to ensure the long-term management and maintenance of all landscaped areas within the site and to

ensure the development complies with policies SP2 and ENV5 of the Bridgend Local Development Plan (2006-2021).

4. Prior to the first beneficial use of the development, bat boxes shall be erected within the site. These shall be hung on mature trees in the block of trees to the south, on the mature trees adjacent to the residential back gardens on the northern boundary and on buildings which face open habitat with clear flight paths. The following boxes shall be erected:
 - Schwegler 2F – a minimum of 2 of these boxes (or similar specification) shall be erected on site.
 - Schwegler 1FD – This box is a larger version of the 2F. a minimum of 2 of these boxes or similar specification shall be erected on site.
 - Schwegler 1FW – This box is suitable for maternity or hibernation roosts. One of these boxes (or similar specification) shall be erected on siteAll boxes shall be retained in perpetuity.

Reason: In the interest of Biodiversity enhancements and to accord with Policy SP2 and ENV5 of the Bridgend Local Development Plan (2006-2021).

5. The floodlighting hereby permitted shall only be illuminated between the following times:
 - Weekdays 09:00-21:00
 - Saturdays 09:00-17:00
 - Sundays & Bank Holidays 10:00-15:00

Reason: In the interests of residential amenity and biodiversity and to accord with Policy SP2 and ENV5 of the Bridgend Local Development Plan (2006-2021).

6. No source of illumination shall be directly visible from any part of an adjacent highway.

Reason: In the interests of highway safety and to accord with Policies PLA1 and SP2 of the Bridgend Local Development Plan (2006-2021).

7. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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 and to ensure compliance with Policy SP2 and ENV7 of the Bridgend Local Development Plan (2006-2021).

8. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

A) The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2013)

The concerns raised by neighbouring residents have been noted and taken into consideration. The proposal represents an appropriate form of development that would have no unacceptable impact on visual amenity residential amenity, or highway and pedestrian safety, drainage and ecology and the proposal is therefore recommended for approval. Accordingly, the proposed development is in accordance with Policies SP1, SP2, SP3, SP4, SP13 PLA1, ENV5, ENV7 and COM11 of the Bridgend Local

Development Plan (2013)

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

B) DRAINAGE ADVISORY NOTE

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

No surface water is allowed to discharge to the public highway.

**JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None.