

**REFERENCE:** P/22/845/FUL

**APPLICANT:** Codi Group Housing Association, 387 Newport Road, Cardiff  
CF24 1GG

**LOCATION:** Sunnyside House, Sunnyside Road, Bridgend CF31 4AF

**PROPOSAL:** Demolition of Sunnyside House; proposed development of 62no. one-bedroom apartments and associated works including sustainable drainage, landscaping, cycle and car parking and other works

**RECEIVED:** 18 July 2025 (scheme amended from original proposal for 65 one and two-bedroom apartments)

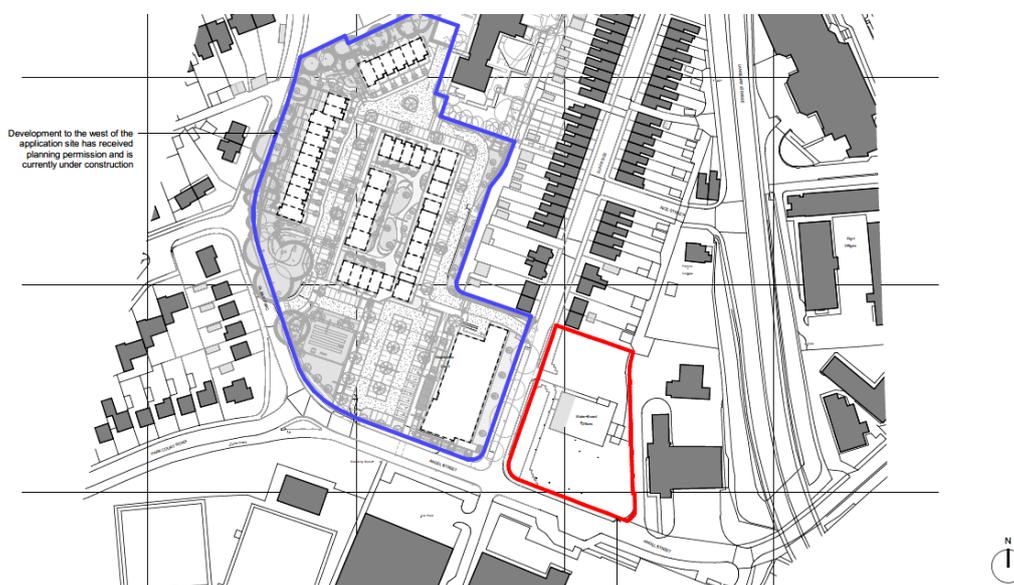
### DESCRIPTION OF PROPOSED DEVELOPMENT

The planning Application seeks consent for the proposed demolition of Sunnyside House (the former Water Board and BCBC IT Block) and the construction of a five-storey apartment block (with a projecting lift and stair core) for a total of 62 one-bedroom units and associated works including sustainable drainage, landscaping, cycle and car parking and other works.

The proposal includes for 28 on-site parking spaces (plus 2 accessible parking spaces) and 60 covered and secure cycle parking spaces.

The Application is made by Codi Group (formerly Linc Housing Association) who are also the developers of the former Magistrate's Court site to the west of Sunnyside Road (outlined in blue below).

**Figure 1 Site Location Plan**



The scheme has evolved since the original submission in 2022, including the removal of the detached building to the north of the plot.

The latest changes to the scheme are itemised as follows:

- **Balcony design:** The solid panel balustrading has been replaced with slim profile railings with 75-100mm centres. The bronze colour proposed reflects the colour palette of other elements of the building and complements the healthcare centre under construction to the immediate west of the site. This change also increases the visual permeability of the elevation and reduces the perceived bulk of the balconies, particularly along Angel Street.

- **Upper floor articulation:** Brise soleil shading have been introduced to the top floor balcony doors on the prominent south-facing elevation. This addresses the visual gap between the window heads and the parapet while also providing necessary solar shading to mitigate overheating, in compliance with Part O of Building Regulations.
- **Main entrance:** The Angel Street entrance has been redesigned to be more prominent. A contrasting finish/surround has been added to the entrance door, in order to improve legibility and clearly define the access point for residents and visitors.
- **Rainwater goods:** These have been coordinated to match the cladding colour to ensure a cohesive elevation treatment.
- **Cycle storage:** The internal layout has been amended to increase provision to 60 cycle spaces in line with *active travel* recommendations, which in turn further aids the robust justification for reduced car parking provision.

In response to the Council's Ecologist's comments, the following landscaping amendments were made:

- **Wildflower planting:** Wildflower seeding areas increased to both the west of the building and the north-west amenity space to enhance biodiversity.
- **Native species & pollinators:** The planting schedules for the rain gardens and ornamental areas have been revised to include a higher percentage of native and pollinator-friendly species.
- **Boundary treatment:** The specification for the hedge at the south-east corner has been amended to a native species mix.
- **Ecological enhancements:** A reptile hibernaculum has been added to the northern boundary to support local ecology.
- **Green Infrastructure Statement:** The document has been updated to reflect these physical changes and demonstrate alignment with Policy DNP8.

The five-storey building would be erected at the south-western corner of the site with a 'L' shaped footprint. Single storey bicycle and waste storage buildings are proposed to the eastern side of the site and 30 car parking spaces are proposed to the northern part of the site with landscaping.

The existing access onto Sunnyside Road is to be retained and improved and a turning head is provided within the site to ensure access and egress in a forward gear by all vehicles including refuse lorries.

**Figure 2 – Existing, Original Submission and Proposed Site Layout Plans**



## SITE DESCRIPTION

The proposal is located within the Primary Key Settlement of Bridgend as defined by Policy SF1: Settlement Hierarchy and Urban Management of the Replacement Local Development Plan (RLDP, March 2024).

It is also located within the Bridgend Sustainable Growth Area as defined by Policy SP1: Regeneration and Sustainable Growth Strategy of the RLDP.

Sunnyside House is located on the western side of the A473 adjacent to the Fire Station to the east and residential properties to the north (Sunnyside Road). To the south of Sunnyside House is the Halo Leisure Centre and to the west (across Sunnyside Road) is a new development of 59 dwellings, a wellness/healthcare centre and associated works (App. No. P/18/983/FUL refers).

The site currently comprises a large two-storey flat roofed building situated towards the centre of the site. The broadly triangular plot covers an area of approximately 0.39Ha and is relatively flat.

**Figure 3 – Street scene views of existing building and Proposed Elevation fronting Angel Street**



The submitted planning Application is supported by detailed plans and the following documents:

- Planning Statement
- Design and Access Statement
- Landscape Masterplan
- Soft Landscaping Plan
- Landscape Outline Specification
- Green Infrastructure Statement
- Flood Consequences Assessment
- Flood Risk Summary
- JBA Explanatory Note
- Transport Statement
- Travel Plan
- Air Quality Assessment
- Noise Assessment
- PAC Report
- Preliminary Ecological Assessment
- Preliminary Bat Roost Assessment
- Preliminary Assessment for Otter Holts and Natal
- Dens at Sunnyside
- Tree Survey
- Tree Constraints Plan
- Drainage Strategy
- Geotech Desk Study Report

#### **RELEVANT HISTORY**

- P/21/579/RLX** Vary condition 1 of P/20/784/FUL to relocate the EV points –  
Granted 25/08/2021
- P/20/784/FUL** Extension of internal access road and provision of electric vehicle  
charging points – Conditional Consent 25/01/2021
- P/14/142/BCB** To Provide Roof Edge Guardrail System –  
Unconditional Consent 25/04/2014
- 92/0120** 3 No. Portable Office Units - Total Floor Area 67.32M –  
Conditional Consent 12/03/1992
- 91/1208** Relocation of Computer Room, Air Conditioning Condensers –  
Unconditional Consent 16/01/1992

#### **Other Relevant Planning History**

**P/18/983/FUL** - Development of 59 dwellings, healthcare centre and associated works inc.  
access, landscaping and car parking – Conditional Consent 24/03/2020

#### **PUBLICITY**

The Application has been advertised on site.

Neighbours were notified of the receipt of the original Application and upon the receipt of the revised scheme and after receiving further amendments to the scheme.

The final period allowed for a response to consultation/publicity expired on 18/02/2026.

## **CONSULTATION RESPONSES**

**Dwr Cymru/Welsh Water** - No objection, subject to the imposition of conditions/advisory notes regarding the drainage of the development.

**South Wales Police (Designing Out Crime Officer)** – No objection, general observations provided that have been issued to the Applicant.

**South Wales Fire & Rescue Service** – No objection subject to informatives.

**Land Drainage Section** - No objection, subject to conditions.

**Highway Authority** – No objection to the Application subject to conditions.

**Bridgend Town Council** – Request that the Application should be refused when considered by BCBC Development Control. At the request of the local community, Bridgend Town Council hosted a public meeting attended by more than 30 local residents last year. At the end of the meeting, the unanimous view of those present was that the strongest possible objection should be lodged.

**Shared Regulatory Services (Noise)** – No objection subject to a noise condition to comply with the requirements of the acoustic report.

**Shared Regulatory Services (Air Quality)** – No objection.

**Shared Regulatory Services (Contaminated Land Section)** – No objection subject to conditions.

**Cleaner Streets and Waste Contract Manager** – No objection.

**Natural Resources Wales** – The Flood Consequences Assessment (**FCA**) has been revised to reflect the updated modelling and to address the concerns we previously raised. The FCA has reported compliance, for the Application site, with the flood free threshold required in Table A1.14 and partial compliance with the indicative guidance in Table A1.15. The FCA has also reported on a degree of increased flooding elsewhere, in the 0.1% event of up to 27mm but asserts that this is '*negligible*' compared to the existing flood depths of 660mm.

The FCA has not therefore demonstrated full compliance with TAN15 and it is considered unlikely that full compliance will be able to be achieved. It is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15.

**Biodiversity Policy Manager (Ecology)** – No objections subject to conditions.

## **REPRESENTATIONS RECEIVED**

**Cllr. S. Bletsoe** and **Cllr. T. Wood** – Object to the proposals on the following grounds (both Councillors wish to speak at the Committee meeting):

Parking Deficiency, Flooding, Overlooking/Loss of Privacy, Loss of Light or Overshadowing, Layout and Building Density, Perceived Fear of Anti-Social Behaviour.

The Cllrs conclude:

*“The proposed parking provisions are not merely inadequate; they are a glaring oversight that disregards the critical needs of the community. With only 28 standard and two mobility spaces for 62 units, this development blatantly falls short of the 74 spaces*

required under BCBC's SPG17 guidelines.

The Developer is attempting to misapply Zone 2 reductions when the site is undoubtedly in Zone 3, revealing either an evident lack of understanding or a deliberate attempt to circumvent established policy. Such disregard for regulations undermines public trust and sets a dangerous precedent.

Worse yet, the already strained parking infrastructure in this area will be pushed to its breaking point, creating widespread frustration and conflict for residents who are already grappling with chronic parking shortages. Consequently, approval of this proposal would exacerbate existing tensions, erode the quality of life, and demonstrate a failure to prioritise the well-being of the community.

No resident has expressed opposition to the principle of development on this site.

However, the current proposal blatantly fails to comply with the adopted planning policies of BCBC. The Development Control Committee must scrutinise this Application thoroughly. When this review takes place, both Councillor Steven Bletsoe and I must be granted the opportunity to present our case and reinforce the key points outlined in our written submissions. Proper representation is essential to ensure due process and uphold the integrity of our local planning frameworks.

For all the above observations, I ask that the Development Control department refuse planning in its current format and ask the Developer to reconsider their proposals so that a more sustainable and practical development is placed there. This proposal is ill conceived and incompatible with both local policy and community priorities.

Allowing it to move forward in its current form would result in long-lasting damage to the area. For these reasons, this Application should not be approved."

**Cllr I. Williams** – "Please note my objection to this development in its current form and register the following which are "material planning considerations ".

1. SPG 17 .. the development lies within the Zone 3 area and as such requires more than the 28 spaces allocated.
2. The development will completely change the street scene as it's on a street of terraced dwellings and the size and nature of the five Storey development will look completely out of character.
3. Over intensification of the area as there is a significant increase in population and activity within the area due to the Linc Development of the Wellness Centre and 59 properties within it and coupled with the proposed development it will have a marked impact on the character of the area.
4. By the very nature of the five storey development which will overlook gardens and the rear of properties on Sunnyside Road there will be an unacceptable loss of privacy to residents.
5. In April this year Bridgend County Borough Council declared a "Nature Emergency" and the removal of any healthy mature trees will be against its own policy and should not be permitted.
6. It must be noted that this development will see an huge increase in pressure on the local drainage system. Adding 62 bathrooms and kitchens will have a consequence in relation to the effects of flooding on the CSO.
7. Insufficient parking provision which will have a negative impact on the lives of local residents who are currently subjected to indiscriminate parking and Sunnyside Road is currently undergoing a consultation with a view to the introduction of a resident's parking scheme.
8. Having talked with many residents in the locality there is a very real and legitimate fear of an increase in ASB and crime and planners need to ensure that planning policies and decisions should aim to create safe and accessible environments where "the fear of crime, does not undermine quality of life or community cohesion" and this development will do that for many of the residents, especially those of advanced years."

As the scheme changed quite considerably between the original submission in 2022 and the updated proposals in 2025 the representations received from 33 neighbours with objections and concerns after August 2025 are summarised below:

- Overlooking and loss of privacy
- Scale, dominance, street scene and loss of daylight/overshadowing
- Lack of communication
- Setting of a precedent
- Increased risk of flooding
- Layout and density
- Traffic and Parking Issues
- Effect on Trees and Wildlife/Nature Conservation
- Air Quality and Pollution Concerns
- Inconsistency with BCBC SPG17 Parking Standards policy and guidelines
- Anti-social Behaviour concerns
- Devaluation of properties
- Misguided Assumptions About Residents' Needs
- The development lacks designated outdoor spaces for recreation or leisure
- No bus services
- Increased drainage issues
- Highway Safety
- No consideration to the potential impact on the Welsh language
- Concern over the future residents of the development

There were also two letters of support for the scheme including a representation from the neighbouring Bowls Club.

### **COMMENTS ON REPRESENTATIONS RECEIVED**

The majority of the concerns raised by residents align with the main considerations in the determination of the Application and are addressed in the main appraisal section of this report. However, the following comments are offered in response to the other matters raised:

- Lack of communication – the Local Planning Authority has carried out detailed consultation with neighbours and consultees throughout the life of the Application in line with the Development Management Procedure (Wales) Order 2012 (as amended).
- Setting of a precedent – this development seeks to provide complementary residential accommodation to the consented scheme on the Former Magistrate's Court site and will replace an empty office building on a brownfield site.
- Layout and density – National and Local Planning policies seek to concentrate developments such as residential schemes within settlements.
- Anti-Social Behaviour concerns – the apartment block will be managed by the Housing Association and a CCTV system will monitor the site.
- Devaluation of properties – the devaluation of neighbouring properties is not a material planning consideration.
- The development lacks designated outdoor spaces for recreation or leisure – the development provides incidental areas of grassed areas on site and is in a sustainable location close to recreational facilities and Newbridge Fields.
- No bus services – there is an hourly bus service with a bus stop on the opposite side of Angel Street within metres of this development. The site is also in a sustainable location within easy walking distance of the main Bus and Train stations with frequent services.

- No consideration to the potential impact on the Welsh language – this is not a material planning consideration in this particular case and cannot be addressed through this planning Application.
- Concern over the future residents of the development – this is not a material planning consideration and will be managed by the Council’s Housing section in conjunction with the Housing Association.

## **PLANNING POLICY**

### **National Planning Policy and Guidance**

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (**PPW**) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that: *‘Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning Applications.’*

*“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.”* (Paragraph 2.2 of PPW refers) Para 2.3 states: *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

Para 2.7, PPW states: *“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.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart and that Planners play a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. 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) 15 Development, Flooding and Coastal Erosion
- Technical Advice Note (TAN) 18 Transport

### **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations (Wales) 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 comprising 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.

### **The Socio Economic Duty**

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010) which came in to 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 2018-2033 which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

- Policy SF1 - Settlement Hierarchy and Urban Management
- Policy SP1 - Regeneration and Sustainable Growth Strategy
- Policy SP3 - Good Design and Sustainable Place Making
- Policy SP4 - Mitigating the Impact of Climate Change
- Policy SP5 - Sustainable Transport and Accessibility
- Policy SP6 - Sustainable Housing Strategy
- Policy SP8 - Health and Well-being
- Policy SP15 - Sustainable Waste Management
- Policy SP17 - Conservation and Enhancement of the Natural Environment
- Policy PLA11 - Parking Standards
- Policy PLA12 - Active Travel
- Policy COM2 - Affordable Housing
- Policy COM3 - On-Site Provision of Affordable Housing
- Policy COM6 - Residential Density
- Policy COM10 - Provision of Outdoor Recreation Facilities
- Policy ENT15 - Waste Movement in New Development
- Policy DNP6 - Biodiversity, Ecological Networks, Habitats and Species.
- Policy DNP9 - Natural Resource Protection and Public Health

### **Supplementary Planning Guidance**

**SPG02:** Householder Development

**SPG05:** Outdoor Recreation Facilities and New Housing Development

**SPG08:** Residential Development

**SPG17:** Parking Standards

**SPG19:** Biodiversity and Development

### **APPRAISAL**

The Application is referred to the Council's Development Control Committee at the request of a Local Ward Member and as a result of material planning objections from Bridgend Town Council, Local Ward Members and a number of neighbouring occupiers.

The main issues to consider in this Application relate to the principle of development, visual amenity impact, the impact on the amenities of neighbouring and future residents, highway/pedestrian safety and parking, biodiversity and trees and drainage and flood risk.

### **Principle Of Development**

The site is located within the Primary Key Settlement of Bridgend as defined by *Policy SF1 Settlement Hierarchy and Urban Management* of the Replacement Local Development Plan

(**RLDP**) adopted in 2024.

Policy SF1 states that Development will be permitted within settlement boundaries at a scale commensurate with the role and function of the settlement.

It is also located within the Bridgend Sustainable Growth Area as defined by Policy SP1: Regeneration and Sustainable Growth Strategy of the RLDP.

Policy SP6: *Sustainable Housing Strategy* of the RLDP supports windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land. The proposed site would constitute a windfall site under Policy SP6 and could contribute towards delivery of the overall housing requirement, subject to other RLDP policies. The site is not allocated for a specific use and therefore it is considered the scheme for residential purposes would be acceptable in principle, subject to other RLDP policies.

The proposal is for 62 affordable one bed apartments and associated works including sustainable drainage, landscaping, cycle and car parking and other works.

Policy COM2: Affordable Housing states that provision will be made to deliver 1,711 affordable homes over the plan period, including by enabling registered social landlord (**RSL**) schemes, such as the one proposed, to come forward as windfall sites.

The proposed development will help to answer the demand for one bed homes and social rented housing in the Borough.

Policy COM6: Residential Density of the RLDP requires that development must seek to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. In the first instance, residential development should seek to reflect a density of 50 dwellings per hectare. A lower density of development will only be permitted where:

- 1) Design, physical or infrastructure constraints prevent the minimum density from being achieved; or
- 2) The minimum density would harm the character and appearance of the site's surroundings; or
- 3) Where it can be demonstrated there is a particular lack of choice of housing types within a local community.

The site consists of an approximate overall density of 159 dwellings per hectare, which greatly exceeds the policy requirement. The proposal therefore accords with Policy COM6.

The proposal is therefore deemed to comply with policies SP6, COM2 and COM6 of the RLDP, and it is considered that, in principle, and subject to satisfying the requirements of other RLDP policies (particularly Policy SP3), the proposed development is acceptable in principle and deemed a compatible use for the site vacant site.

### **Design/Visual Impact**

Policy SP3 of the adopted Bridgend Replacement Local Development Plan requires that all development should contribute to creating high quality, attractive, sustainable places by, amongst other:

- Demonstrating alignment with the principles of Good Design;
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character; and,

- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.

The Application building occupies a prominent location at the corner of Angel Street and Sunnyside Road and will be viewed within the context of the Wellness Centre to the west, the Fire Station to the east and Halo Leisure Centre/The Bowls Club to the south.

The submitted Design and Access Statement states:

*The site provides an opportunity for a landmark building to accentuate the intersection of Sunnyside Road and Angel Street; providing a key wayfinding marker for the Sunnyside Health Centre and the Sunnyside Wellness Village.*

**Figure 4 – Indicative Streetscene viewed from Halo Leisure Centre**



The existing building is utilitarian in design and has little architectural merit - it is of its time (1970s) and function.

The scheme will result in the demolition of the former Water Board office building and will replace it with a five-storey apartment block that would be more in keeping in design terms with the Wellness Centre to the western side of Sunnyside Road.

The scale and flat roof design of the building accords with the scale and form of adjoining buildings. Although the streetscape already features large non-domestic buildings including the adjacent fire station, Halo Leisure centre, bowls hall and recently constructed Wellness Centre, the scale of the proposal remains residential albeit it being a five-storey building. Furthermore, the proposed materials and finishes will be in keeping with the area including a mid-brown brick and a contrasting lighter buff brick on the feature corner, brick soldier courses around the openings, bronze cladding/balustrades and louvred panels and aluminium framed windows and doors. As such it is considered that the proposal makes a positive impact on the area and an improvement on the current building.

**Figure 5 – Proposed Materials**



34 | Sunnyside House, Bridgend - Linc Cymru

The negotiated changes to the treatment of the building in the form of slim profile balcony railings coloured to match the remainder of the building, the use of Brise soleil on the upper floors to provide shading and texture, and a redesigned main entrance onto Angel Street to improve legibility/wayfinding and colour matched rainwater goods, make for a cohesive appearance.

Overall, it is considered that the proposed development would not have any unacceptable impacts in relation to the visual amenities of the area and the general streetscene.

### **Residential Amenity – Neighbouring and Future Occupiers**

Planning Policy Wales (Edition 12, February 2024) 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 (k) of Policy SP3 of the Replacement Local Development Plan (2024) seeks to ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected and in addition, seeks to ensure that an appropriate level of amenity is afforded to future occupiers of a development.

In contrast with the original proposal, the amended scheme will avoid having a significant adverse impact on the nearest neighbouring properties to the north (terraced housing along Sunnyside Road), as the apartment building will be situated further away from those adjoining properties (approximately 28m) compared to the original proposal (approximately 5m), and the existing vacant office building (approximately 25m). No dwellings are located to the southern, eastern or western site boundaries.

In addition, it is acknowledged that the residential property to the north of the site (77, Sunnyside Road) has secondary windows in its side elevation fronting this site. However, there will be a distance of approximately 30m between those windows and the secondary living room and staircase windows on the northern elevation of the apartment block. This distance (30m) is in excess of the minimum 21m requirement between habitable room

windows.

On balance, and in comparison with the existing situation on site together with the L-shaped footprint of the proposed apartment block, the proposal would not have such an overbearing, overshadowing or overlooking impact to warrant the refusal of the planning Application in this case.

Higher density developments are suitable within a town centre location in close proximity to local amenities and facilities such as this site. Future occupiers will be served by balconies and incidental grassed areas at the north western and south eastern corners of the site. The site is also within 50m of Halo Leisure Centre and is within easy walking distance of Newbridge Fields.

It is intended that the proposed development will be designed to meet the 'Secure by Design' Gold standard. The layout avoids single aspect north-facing apartments and favours apartments with a south-facing orientation. CCTV monitoring will be implemented for the outside of the building, car parking areas and the main entrances into the building.

In addition, a detached waste and recycling store as well as a secure and covered cycle store will be provided to the west of the site and the placemaking characteristics of the proposed scheme is, on balance, acceptable particularly given the proximity of local amenities.

The scheme has been designed to allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

Whilst the demolition and construction works will inevitably result in a level of disturbance and disruption to the adjoining properties (as is the case with the Wellness Village to the west of the site), this is not considered to be a sufficient reason to refuse the planning Application with the construction works being of a transient nature to improve and enhance this part of Bridgend.

Accordingly, the proposal complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024) and guidance contained within Supplementary Planning Guidance Note 02 *Householder Development* which relates specifically to residential amenity (the proposal also satisfying Policy ENT15 of the RLDP in terms of waste management).

### **Highway Safety and Parking**

Policy PLA11 of the adopted Bridgend Replacement Local Development Plan (2024) stipulates that all development must be served by appropriate levels of parking in accordance with the adopted SPG on parking standards.

The Council's Highway Officer was consulted on the amended scheme and has commented as follows:

*'The proposal is considered to generate a requirement for 62 cycle stands when using the WG Active Travel Act Guidance (2021). Whilst a cycle storage unit is shown on plan, insufficient details are provided for assessment. Notwithstanding, it is considered likely that with a suitable choice of storage racking a greater number could be accommodated. Furthermore, the site is of sufficient size that there is scope to provide the required quantum by condition.'*

*The site abuts Angel Street where there is a shared pedestrian cycle route with wider linkages. Unfortunately, this lies on the southern side with no direct access to it.*

*Furthermore, the use of the main site access onto Sunnyside Road by cyclers should not be encouraged. It is considered that the site would best be served by a direct link for cycle users from the storage unit to Angel Street (along the Eastern side of the apartment building). This in turn will need to be supported by a short section of 3m wide active travel route on the Southern frontage with a suitably located uncontrolled crossing of Angel Street.*

*The site is located within Zone 3 as identified in SPG17 – Parking Standards. Accordingly, the existing office block building would generate a requirement for 17 parking spaces (at a ratio of 1 space per 60m<sup>2</sup>). The site currently has approximately 45 spaces demarcated thus there is an overprovision of parking which would not be acceptable by current standards.*

*The proposed flatted development generates a parking requirement of 1 per bedroom (62) and 1 visitor space per 5 visitor units (12) totalling 74 spaces when SPG 17 is applied. However, given the highly sustainable location of the site, the parking generation can be reduced using criteria in Appendix 5 of SPG17.*

*This rationale would result in a reduction of 1 space per unit which would technically result in a requirement for visitor spaces (12). However, it is noted that the site lies in an area which suffers from high demand for on-street parking given the proximity to the town centre and that this is not managed by any current residents' parking scheme given concerns raised during the consultation process.*

*With this in mind, and the new building having direct access on its Western and Southern frontages, there is deemed to be a requirement for a S106 agreement for £9,500 to fund a traffic order to facilitate a scheme of loading restrictions on Sunnyside Road and Angel Street. With these considerations noted, in this instance, the proposal for 30 spaces is deemed to be acceptable.*

*The proposed parking layout shown on drawing 318036 SSH-ASL-XX-XX-DR-L-900 Rev P3 (showing the provision of 30 spaces) has been considered and it is not wholly acceptable with the following issues identified:-*

- Space 12 does not have sufficient reversing space.*
- Space 26 will need to be widened to 3m due to the adjacent refuse store*

*However, these issues can be addressed through the imposition of a suitably worded condition for a revised scheme of parking to be agreed and implemented.*

*In terms of vehicular movements, the supporting Transport Statement indicates that the extant office use would generate approximately 130 daily movements while the residential proposal would result in 110 movements. Accordingly, the design of the existing access can be considered acceptable as there would be no material impact. Furthermore, it is considered that any vehicle movements arising from the proposal would not be detrimental to the surrounding highway network.*

*No boundary treatment is shown on the site layout plan. As such it is unclear if the existing green mesh fence will remain in situ, be removed or replaced. For the avoidance of doubt, it is considered that a scheme for boundary treatment is required.*

*I would advise that the observations of the Highway Authority are no objection subject to the imposition of conditions and a contribution to fund a traffic order.'*

*On the basis of the above comments, the proposed development is considered to be compliant with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan (2024) and is acceptable from a highway and pedestrian safety perspective.*

## **Biodiversity and Trees**

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 12 (**PPW12**) 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.”* PPW12 states 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.”*

Policy SP3 of the adopted Replacement Local Development Plan (2024) requires development to safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states: *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states: *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*.

Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi-functionality of the green infrastructure network.

In this case, given the proposed demolition of a sizeable building, the Applicant submitted an updated bat roost survey. The Applicant’s consultant ecologist, *Spectrum Ecology*, established that there is even less opportunity for bats to access the office building now than when the previous surveys were undertaken. This is due to the fact that access points, which would have enabled access previously, have since been sealed (for example, the windows have been boarded up). Trees were also surveyed and nothing adverse was ascertained in comparison to the previous survey work.

In conclusion, no new evidence was found to indicate that the building is currently being used as a roost for bats and no new potential roosting features were identified in the trees which will be felled as part of the development.

The Council’s Ecologist has reviewed the submitted reports and raised no objections on the

proviso that the proposed enhancements are ensured through appropriate conditions.

In addition, it is also noted the Applicant has submitted a positive green infrastructure statement (**GIS**) for the development and included a detailed landscape masterplan for the site as illustrated below.

In response to the Ecologist's other comments, the scheme has been improved through the provision of additional wildflower seeding areas, the planting schedules for the rain gardens and ornamental areas have been revised to include a higher percentage of native and pollinator-friendly species; the hedge at the south-east corner has been amended to a native species mix, a reptile hibernaculum has been added to the northern boundary to enhance local biodiversity and the incorporation of native planting within the SuDS features represent positive changes which strengthen the biodiversity value of the scheme.

The GIS was updated to reflect these physical changes and to demonstrate adherence to the requirements of Policy DNP8.

**Figure 6 – Detailed Landscape Masterplan for the site**



In terms of the impact of the development on trees, the site currently includes several trees which have been assessed. Of the 32 individual trees and two tree groups assessed, three are assessed as being of Category “A” quality, denoting trees of high quality with an estimated life expectancy of at least 40 years and of significant conservation, historical, commemorative or other value. Six individual trees are assessed as category “B”, being of moderate quality with an estimated life expectancy of at least 20 years. The rest, aside from four category “U” trees, are assessed as being within Category “C”, which are those of low quality with an expected life expectancy of at least 10 years.

The vast majority of the trees along the western boundary of the site and the cluster to the south-eastern corner of the site will be retained and maintained in the interests of good arboricultural practice. The landscaping proposals will also enhance the quality and nature of soft landscaping on the site. It is expected that the trees to be retained will be protected through the making of a Tree Preservation Order post development in the same way as the adjoining Wellbeing Centre development.

On the basis of the comments received by the Council's Countryside Biodiversity Policy Officer (Ecologist), and the appropriate survey work undertaken at the site, subject to necessary conditions, the works are, on balance, considered to be compliant with Policies SP3, SP13, DNP6, DNP7 and DNP8 of the Replacement Local Development Plan (2024) and wider National Planning Policy requirements in terms of Biodiversity.

### **Drainage and Flooding**

Sustainable Drainage Systems (SuDS) have been considered from an early stage in the process with design input from consultant drainage engineers informing the site layout. There is sufficient space for SuDS at ground level integrated into the landscape proposals. These take the form of rain gardens with attenuation below the filter layer and, together with tree and shrub planting, this addresses the SuDS guidance on surface water drainage.

A private sewer crosses the site to the north of the existing office building, running west to east and eventually discharging into the River Ogmore. The sewer is not owned by Dŵr Cymru/Welsh Water and will be retained and protected.

Following consultation with the Council's Land Drainage Section, no objections are raised in terms of foul and surface water drainage. This response is also echoed by Dwr Cymru/Welsh Water who have also raised no objection against the Application subject to the imposition of conditions/advisory notes regarding the drainage of the development.

DC/WW note that the proposed development site is located within the catchment of a public sewerage system which drains to Penybont (Merthyr Mawr) Wastewater Treatment Works (WwTW). They have considered the impact of foul flows generated by the proposed development and concluded that the flows can be suitably accommodated within the public sewerage system.

The Application form states foul water will be disposed via main sewer. A foul drainage layout has been provided. The Applicant shall contact DC/WW to discuss the proposed connection to the public sewer.

The Application form states surface water will be disposed via SUDs. A surface water drainage layout has been provided, which identifies rain gardens and permeable paving that discharges into cellular attenuation tank. The attenuation tank connects to the existing private surface water sewer via a flow control chamber. The existing private surface water sewer shall be surveyed to the outfall location at the River Ogmore to ensure it is in good structural condition.

In terms of flood risk, the Welsh Government's Flood Map for Planning shows the site to be within the TAN 15 Defended Flood Zone 3 for river flooding. This Zone 3 indicates areas where flood risk management infrastructure provides a minimum standard of protection against flooding from rivers of 1:100 (plus climate change). The development site is not at risk from tidal flooding in the Flood Map for Planning from the sea due to its inland location.

The Flood Map for Planning also maps flooding from surface water and small watercourses and identifies parts of the site as being in both Flood Zone 2 and 3. Flood Zone 2 represents areas which have less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of flooding in a given year, including climate change. Flood Zone 3 represents areas with a greater than 1 in 100 (1%) chance of flooding in a given year, including climate change.

The areas of Flood Zone 2 and 3 correspond with the localised depression formed by the existing car park to the north of the site i.e. not the apartment building itself.

An updated Flood Consequence Assessment (**FCA**) was prepared by *JBA Consulting* and

the submission was accompanied by a further explanatory note.

During the pre-application consultation (**PAC**) process, Natural Resources Wales (**NRW**) broadly accepted the technical accuracy of the original FCA but they retained concerns regarding the information submitted. The majority of their concerns were due to NRW considering blockage scenarios to be '*design events*'. However, the FCA, in keeping with the Sunnyside Wellness Village development to the west of this site, regarded a blockage to be a '*residual risk*'. To apply the *residual risk* event as the TAN 15 *design event* would effectively stall any new development in Bridgend town centre, as most sites (including for less vulnerable developments) would fail the tests set out in TAN 15.

The updated FCA demonstrates that the proposed buildings will be flood free up to and including the 1% Annual Exceedance Probability (**AEP**) plus climate change flood event assuming a blockage on the Old Town Bridge, satisfying the requirements of TAN 15.

In addition, the proposed building will be flood free and the proposed parking area will have maximum depths of 600mm during the 0.1% AEP flood event assuming a blockage at the Old Town Bridge, satisfying the requirements of TAN15. The FCA concludes that the development will have no impact on flood risk in the surrounding area.

The explanatory note provided by *JBA Consulting* explains and summarises the development from a flood risk perspective in non-technical terms. The submitted information demonstrates how flood risk has been assessed and how the design ensures the safety of future residents and the surrounding areas.

It is incumbent on a developer to demonstrate compliance with Technical Advice Note 15 (**TAN 15**) in support of a planning application where a potential risk of flooding is identified. The Welsh Government published a Written Statement dated 31st March 2025, which informs that live applications at the time of the publication of the new TAN 15 should be considered against the version that was adopted at the time, dated July 2004, and not the March 2025 version. Notwithstanding this advice, the FCA still gives regard to the new Flood Map for Planning.

Furthermore, it is observed that the new TAN 15 is clearer in recognising that '*communities must be allowed to adapt, change, and regenerate in the knowledge of what the science is showing*'. As such the new TAN 15 is more supportive of 'redevelopment' and allows decision makers greater flexibility.

The flood modelling undertaken to inform the FCA is assessed against worst case scenarios including a theoretical blockage at the Old Bridge, some 275m to the north of the site. The likelihood of such an event is highly unlikely, but testing against this scenario ensures maximum resilience.

Even in the most extreme, 1-in-a-1000-year probability event including the blockage of the bridge, **the proposed flats will not flood**. In such a scenario, should residents not evacuate as advised, they would be able to remain safely inside their apartments. In this most important aspect, the proposals positively exceed the requirements of TAN 15.

In the same event, the car park and site access would be within acceptable thresholds. The only parts of the site that would experience extensive flooding would be the area of landscaping to the southeast, which is broadly unchanged from the present situation, and the proposed bin and cycle stores. These areas are remote from the residential block, ancillary in function and are intrinsically flood resilient/non-vulnerable buildings.

In terms of third-party impact, the proposals will not change the frequency or impact of

flooding locally.

The FCA illustrates that:

- The new apartments will be safe for residents throughout their lifetime.
- The design and assessment have used precautionary assumptions.
- The development does not increase flood risk for the community.
- The Local Planning Authority has all the information it needs to make a well-informed planning decision, in the knowledge of there being no objection from Natural Resources Wales.

Consequently, it is concluded that, on the grounds of flood risk, the proposed development meets the requirements as set out in TAN 15 and the aims of Planning Policy Wales 12.

### **Other Matters**

Shared Regulatory Services (**SRS**) Environment Team have advised that the Application is supported by a *Terra Firma* Phase 1 Desk Study Report.

The site has been identified as the former Water Board offices, parking and grounds. Contamination is not known at this site, but the report has identified a potential risk to human health and the environment from ground gas and contamination that requires further investigation.

The inclusion of conditions requiring contamination assessment and any necessary remediation, plus ground gas risk assessment and any necessary ground gas protection measures, is requested.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services has requested the inclusion of conditions and informative statement in accordance with Chartered Institute of Environmental Health (**CIEH**) best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

In terms of noise impact, the submitted Noise Assessment Report has been reviewed by Shared Regulatory Services Officers and they agree with the methodology and conclusions and request that a condition is imposed to comply with the requirements of the acoustic report.

For Air Quality, the Shared Regulatory Services Officer has reviewed the Air Quality assessment (**AQA**) provided for the scheme. The assessment provides details of the operational and construction impacts on local air quality. Traffic flows for the proposed development fall below those required to submit an AQA in the vicinity of an Air Quality Management Area (**AQMA**). However, it was deemed good practice to provide an AQA due to consistent exceedance of the nitrogen dioxide annual objective within two receptors in Park Street AQMA.

The AQA would also reassure local residents who have raised concerns about proposed developments within an area of already poor air quality.

The assessment concludes that the operational phase of the proposed development will not generate any significant traffic flows. In fact, there is anticipated to be a reduction compared to the existing use, and no significant impact is predicted on local air quality.

The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emissions. Appropriate measures have been recommended and, with these measures in place, it is expected that any residual effects will be *'not significant'*.

Taking into account the information provided and the reduction of traffic predicated compared to the existing use of the building, there are no objections related to air quality.

There are no concerns from a Water Quality point of view.

The Application site is not crossed by any Public Rights of Way and there are no Tree Preservation Orders on this site.

### **Section 106 Legal Requirements/planning obligations**

*Policy SP10 Infrastructure* of the Bridgend Replacement Local Development Plan (2024) states that all development proposals must be supported by sufficient existing or new infrastructure. In order to mitigate likely adverse impacts and/or to integrate a development proposal with its surroundings, reasonable infrastructure provision or financial contributions to such infrastructure must be provided by developers where necessary.

This will be secured by means of planning agreements/obligations where appropriate (and where deemed necessary, related and proportionate, amongst other).

### ***Affordable Housing***

The Application triggers Policy COM3 of the RLDP which requires 15% affordable housing in the Bridgend housing market area.

It is noted that the proposal is for 100% affordable housing. However, in order to safeguard compliance with RLDP requirements, the minimum affordable housing policy requirement of 15% must be secured through a s106 agreement. A scheme of 62 dwellings would therefore need to provide 9 affordable housing dwellings to achieve compliance with COM3 (9 x 1 bedroom social rented flats). In accordance with Planning Policy Wales 12 and as clarified by supporting paragraph 5.3.28, *"where affordable housing is provided, it should be constructed to Development Quality Requirement Standards."* The applicant must demonstrate that a minimum of nine (9) dwellings meet these Standards.

### ***Education***

With regards to education, the proposed development consists of sixty-two (62) one bedroom apartments, therefore the development is not of a form and type to place increased pressure on educational facilities within the catchment area.

### ***Outdoor Recreation Facilities***

Policy COM10 of the RLDP (2024) requires the provision of satisfactory standards of outdoor recreation facilities for all new residential development.

The Council's Outdoor Sports & Children's Playing Space Audit (2021) shows a deficit of equipped play areas and outdoor sports provision in this location.

As such, the provision of the following amount of outdoor recreation facilities (**ORF**) space is required to ensure compliance with COM10 of the RLDP and Supplementary Planning Guidance *SPG5 – Outdoor Recreation Facilities* (adopted January 2026):

- Playing Pitches: 1,711.2m<sup>2</sup>
- Other Outdoor Sports (non-pitch): 2,281.6m<sup>2</sup>
- Equipped/Designated Play Areas: 353.4m<sup>2</sup>
- Other Outdoor Provision: 427.8m<sup>2</sup>
- Allotments: 285.2m<sup>2</sup>

Recognising that not all the above ORF provision can be provided on site for a development of this size; the LPA would require a *Local Equipped Area for Play (LEAP)* on-site (353.4sqm) to achieve policy compliance. It is also recognised that the required LEAP would not be feasible on a site of this size. The proposal is also located close to Newbridge Fields, which provides good quality play facilities. To cover the equivalent cost of providing and maintaining (over a 25-year period) the required 353.4m<sup>2</sup> of a LEAP, a financial contribution would equate to £28,614.80 (Capital: £15,298.69 + Maintenance: £13,316.11).

A financial contribution is also required towards the *Other Outdoor Provision and Playing Pitches* typologies as defined under Policy COM10 of the RLDP. For *Other Outdoor Provision*, a financial contribution of £53,543.44 (Capital: £27,434.81 + Maintenance: £26,108.63) is required.

For *Playing Pitches*, a financial contribution of £51,712.47 (Capital: £20,602.85 + Maintenance: £31,109.62) is required.

Therefore, a total financial contribution of £133,870.71 is required towards outdoor recreation facilities (ORF) provision for this proposal under Policy COM10, secured by a s106 agreement.

### **Traffic Orders**

It is noted that the site lies in an area with a high demand for on-street parking given the proximity to the town centre and that this is not managed by any current residents' parking scheme given concerns raised during the consultation process.

Therefore, there is a requirement for a financial contribution of £9,500 to fund a traffic order to facilitate a scheme of loading restrictions on Sunnyside Road and Angel Street, to be secured by a s106 agreement.

### **CONCLUSION**

The Application is recommended for approval subject to entering into a section 1096 agreement to secure the planning obligations required under Recommendation (A) and the planning conditions required under Recommendation (B) because the development complies with Council RLDP policy and guidelines.

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 Replacement Local Development Plan ("RLDP" 2024)

Notwithstanding the detailed objections raised and the advice received from Natural Resources Wales, it is considered that the residential scheme represents an appropriate redevelopment of this brownfield site at a prominent location within a sustainable location close to Bridgend Town Centre.

The scheme will positively contribute to the visual amenities of the area whilst also replacing a building of little architectural merit and bring appropriate living accommodation to the

locality. The proposal would not adversely affect privacy or visual amenities nor significantly harm neighbouring amenities or highway safety such as to warrant refusal on those grounds. The scheme also raises no adverse land drainage or ecological concerns.

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.

## **RECOMMENDATION**

**(A)** The Applicant enters into a Section 106 Agreement to:

- i) Provide a minimum of 15% of the total number of residential units (which 15% equates to 9 x one bedroom apartments) as affordable housing with the type of units, location within the building and affordable tenure to be agreed by the Council, to secure compliance with Policy COM3 and to ensure that the 9 affordable housing units are constructed to Development Quality Requirement Standards,
- ii) Provide a financial contribution of £ (index linked) towards the provision of Outdoor Recreation Facilities to be used towards the upgrading/improvement of existing ORF provision in the vicinity of the development, and,
- iii) Provide a financial contribution of £9,500 (index linked) to fund a traffic regulation order to facilitate and implement a scheme of loading restrictions on Sunnyside Road and Angel Street.

**(B)** The Corporate Director - Communities issues a decision notice granting consent in respect of this proposal subject to and once the Applicant has entered into the Section 106 Agreement subject to the following planning conditions:

1. The development shall begin not later than five years from the date of this decision.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Site Location Plan SSH-ASL-00-00-A-DR-0001-P2  
Proposed Ground Floor Layout SSH-ASL-00-00-A-DR-0100-P24  
Proposed First Floor Layout SSH-ASL-00-01-A-DR-0101-P14  
Proposed Second Floor Layout SSH-ASL-00-02-A-DR-0102-P9  
Proposed Third Floor Layout SSH-ASL-00-03-A-DR-0103-P8  
Proposed Fourth Floor Layout SSH-ASL-00-04-A-DR-0104-P10  
Proposed Fifth Floor Layout SSH-ASL-00-05-A-DR-0105-P11  
Proposed Roof Floor Layout SSH-ASL-00-06-A-DR-0106-P9  
Proposed Site Sections 01 SSH-ASL-00-ZZ-DR-A-0120-P5  
Proposed Site Sections 02 SSH-ASL-00-ZZ-DR-A-0121-P3  
Proposed Elevations – West and South Elevations SSH-ASL-00-ZZ-DR-A-0150-P7  
Proposed Elevations – East and North Elevations SSH-ASL-00-ZZ-DR-A -0151-P8  
GA - Sections SSH-ASL-00-ZZ-DR-A-0160-P2  
Landscape Masterplan SSH-ASL-XX-XX-DR-L-0900-P03  
Soft Landscape SSH-ASL-XX-XX-DR-L-0901-P03

Green Infrastructure Statement SSH-ASL-XX-XX-RP-L-0101-P04

Landscape Outline Specification SSH-ASL-XX-XX-SP-L-0101-P02  
Flood Consequences Assessment  
Flood Risk Summary  
JBA Explanatory Note  
Transport Statement  
Travel Plan  
Air Quality Assessment  
Noise Assessment  
Preliminary Ecological Assessment  
Preliminary Bat Roost Assessment  
Preliminary Assessment for Otter Holts and Natal Dens at Sunnyside  
Tree Survey  
Tree Constraints Plan  
Drainage Strategy  
Geotech Desk Study Report

Reason: To avoid doubt and confusion as to the nature and extent of the approved development and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

3. No development or demolition shall take place, including any site clearance, until a demolition and Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction periods. The Statement shall provide for:
  - i. The routeing of HGV construction traffic to/from the site in order to avoid the use of Sunnyside Road North of the existing site access and Glan y Parc supplemented with a scheme of temporary traffic management
  - ii. the parking of vehicles of site operatives and visitors
  - iii. loading and unloading of plant and materials
  - iv. storage of plant and materials used in demolition and construction of the development
  - v. wheel washing facilities
  - vi. measures to control the emission of dust and dirt during demolition and construction
  - vii. the provision of temporary traffic and pedestrian management on Sunnyside Road, and Angel Street.
  - viii. the phasing of the site clearance and construction.

Reason: To safeguard residential amenities and in the interests of highway and pedestrian safety in the vicinity of the site.

4. No development apart from demolition and site clearance shall commence until a scheme for the provision of 62 long stay cycle parking stands has been submitted to and approved in writing by the Local Planning Authority. The stands shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to/from the site and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

5. Notwithstanding the plans hereby approved, no development apart from demolition and site clearance shall commence until a scheme for an active travel access on the Eastern side of the building linking the cycle store and the active travel route required by condition 6 below has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include provision of a 2.5m wide active travel link and

shall be implemented in accordance with the agreed details before the development is brought into beneficial use.

Reason: In the interests of highway safety and to promote sustainable means of transport to/from the site and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

6. Notwithstanding the plans hereby approved, no development apart from demolition and site clearance shall commence until a comprehensive active travel scheme has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include for an appropriately located uncontrolled crossing to link into the existing active travel route on the southern side of Angel Street and a setting back of the site frontage with Angel Street with the provision of a 3.0m wide active travel route to link the crossing point with the active travel access required by condition 5 above. The scheme shall include for signage and roadmarkings and be supported by a stage 2 Road Safety Audit and shall be fully implemented in accordance with the agreed details before the development is brought into beneficial use.

Reason: In the interests of highway safety and to promote sustainable means of transport to/from the site and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

7. Notwithstanding the plans hereby approved, no development apart from demolition and site clearance shall commence until a scheme for the provision of a revised car park for 30 spaces has been submitted to and agreed in writing by the Local Planning Authority. The revised car park shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for resident parking only in perpetuity thereafter.

Reason: In the interests of highway safety with Policies SP3 and PLA11 of the Bridgend Replacement Local Development Plan 2024.

8. There shall be no gates or barriers fitted to the vehicular access and the access shall be retained and maintained as such thereafter in perpetuity.

Reason: In the interests of highway safety and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

9. Notwithstanding the plans hereby approved, no development shall commence apart from demolition and site clearance until a scheme of boundary treatments has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme shall be fully implemented in accordance with the agreed details prior to the development being brought into beneficial use and shall be retained and maintained in perpetuity thereafter.

Reason: In the interests of the visual amenities of the site and highway safety and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

10. Prior to the commencement of development, in line with the recommendations of the Preliminary Ecological Assessment (PEA), a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, to include:
  - Measures for the protection of retained habitats and trees during construction

- Risk avoidance strategy for vegetation clearance (with particular reference to reptiles, amphibians and small mammals)
- Pollution prevention measures
- Timing constraints relating to nesting birds and other protected species
- Ecological clerk of work presence during construction, in line with PEA recommendations
- A detailed landscaping scheme, including full species lists, numbers, densities, planting specifications and methodologies, and locations, to also include:
  - Details, specifications and locations of all proposed ecological enhancements, including bat and bird boxes and any additional measures proposed to deliver biodiversity enhancement
- Confirmation of long-term management arrangements for all biodiversity features

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales, Planning Policy Wales (Edition 12, February 2024), and Policies SP3, SP13, DNP7 and DNP8 of the Replacement Local Development Plan 2024.

11. Notwithstanding the requirements of condition 1, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and retained and maintained thereafter in perpetuity.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area and to ensure the development complies with Policy SP3 of the Replacement Local Development Plan 2024.

12. Notwithstanding the requirements of condition 1, no development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, roof/yard water, highway drainage and land drainage will be dealt with has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the building being occupied and maintained and retained in perpetuity.

Reason: To ensure effective drainage facilities are provided for the proposed development and to accord with Policies SP3 and DNP9 of the Replacement Local Development Plan 2024.

13. All planting, seeding or turfing comprised in the approved details of landscape plan (condition one) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner and any trees or plants which within a period of five years from the completion of the development are removed, uprooted, or destroyed or die or become, in the opinion of the Local Planning Authority, seriously damaged or defected shall be replaced in the next planting season with others of similar size and species as that originally planted.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity and to promote nature conservation, in accordance with Policies SP3, SP13, DNP7 and DNP8 of the Replacement Local Development Plan 2024.

14. To achieve desirable internal ambient noise levels for habitable rooms, the glazing units shall have a minimum sound reduction performance of 21 dB Rw + Ctr and shall have a ventilation strategy as described in section 4.8 of the acoustic noise report by Acoustics and Noise Ltd, Entitled 'Noise Assessment for Planning Purposes, Job No: 2208056 Dated: 2nd February 2023' - Site Address Sunnyside House. Details of the glazing and ventilation strategy to be installed shall be submitted and agreed with the Local Planning Authority to demonstrate compliance with this condition. The glazing and ventilation strategy shall be installed as per the agreed details.

Reason: To ensure a satisfactory form of development and to comply with Policy SP3 of the Bridgend Replacement Local Development Plan 2024.

15. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the Application site shall be submitted to and approved in writing to the LPA. If no protection measures are required then no further actions will be required.

All required gas protection measures shall be installed and a verification report that demonstrates the effectiveness of the measures carried out must be submitted to and approved in writing by the Local Planning Authority before occupation of any part of the development. The approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

- 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

16. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) an assessment of the potential risks to:

- human health,
- groundwaters and surface waters
- adjoining land,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- ecological systems,
  - archaeological sites and ancient monuments; and
- any other receptors identified at (i)

(iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

17. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

18. The remediation scheme approved by condition 17 must be fully undertaken in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

On the completion of the measures identified in the approved remediation scheme and prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency's 'Land contamination: risk management (LCRM)' (October 2020) and the WLGA / WG / NRW guidance document 'Land Contamination: A guide for Developers' (2017) unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

20. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

21. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

22. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced and to comply with Policy DNP9 of the Bridgend Replacement Local Development Plan 2024.

23. 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.

24. No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the sewer. No other development pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewerage system and avoid damage thereto.

**\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

- a. The Application is recommended for approval subject to entering into a section 1096 agreement to secure the planning obligations required under Recommendation (A) and the planning conditions required under Recommendation (B) because the development complies with Council RLDP policy and guidelines.

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 Replacement Local Development Plan ("RLDP" 2024)

Notwithstanding the detailed objections raised and the advice received from Natural Resources Wales, it is considered that the residential scheme represents an appropriate redevelopment of this brownfield site at a prominent location within a sustainable location close to Bridgend Town Centre.

The scheme will positively contribute to the visual amenities of the area whilst also replacing a building of little architectural merit and bring appropriate living accommodation to the locality. The proposal would not adversely affect privacy or visual amenities nor significantly harm neighbouring amenities or highway safety such as to warrant refusal on those grounds. The scheme also raises no adverse land drainage or ecological concerns.

b. The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

(i) determining the extent and effects of such constraints;

(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- Unprocessed / unsorted demolition wastes.
- Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and

(iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the Application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

c. As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Bridgend County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB Application process and will provide comments to any SuDS proposals by response to SAB consultation.

The Applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The Applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the Applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

d. In order to satisfy the drainage, condition the following supplementary information is re-quired:

- Provide agreement in principle from NRW for a Flood Consequence Assessment associated with this development;
- Provide agreement in principle from DCWW for foul water disposal to the public sewer;
- Provide agreement in principle from DCWW for proposed sewer diversion;
- Provide hydraulic calculations confirming development site has attenuation sized to accommodate a 1 in 100yr + 30% CC storm event;
- Provide a CCTV report of private surface water sewer between development and River Ogmore to ensure sewer is in good structural condition.

**JANINE NIGHTINGALE**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None