

**Môr Hafren Energy Recovery Facility**  
**HEARING SESSION 4 DRAFT PLANNING CONDITIONS**  
**Version 9 (24 June 2021)**

**1. Statutory Time Limit**

The development permitted shall be begun before the expiration of five years from the date of this planning permission.

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

**2. Plans and Documents**

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

- (i) PL100 Existing Site Layout, GSDA, 200820
- (ii) PL101 Site Layout, GSDA, 200820, Rev A
- (iii) PL102 Fencing Layout, GSDA, 200820, Rev A
- (iv) PL103 Boundary Zones and Buffers, GSDA,200820
- (v) PL110 ERF Ground Floor Plan, GSDA, 200820, Rev A
- (vi) PL111 ERF Roof Plan, GSDA, 200820
- (vii) PL120 Admin and Amenity Block, Ground and First Floor Plans, GSDA, 200820
- (viii) PL121 Admin and Amenity Block, Second and Third Floor Plans, GSDA, 200820
- (ix) PL200 Existing Site Sections, GSDA, 200820
- (x) PL201 Proposed Site Sections,GSDA,200820,Revision B
- (xi) PL300 North East\_South East Elevations,GSDA,200820
- (xii) PL301 South West\_North West Elevations,GSDA,200820
- (xiii) PL302 North East\_South East Hidden Elevations, GSDA,200820
- (xiv) PL303 North West Hidden Elevation\_Without FGT\_ Residue Silo,GSDA,200820
- (xv) PL310 ACC Elevations,GSDA,200820
- (xvi) PL311 Residue Silos Elevations,GSDA,200820
- (xvii) PL312 Fire Water Tank and Pump House Elevations,GSDA,200820, Rev A
- (xviii) PL313 Substation and Transformer Elevations,GSDA,200820
- (xix) PL314 Cycle Shelter Plan and Elevations,GSDA,200820
- (xx) Dwg. 7000\_S2 Proposed Drainage Strategy, Clarke Bond,260820,Rev P2

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

**3. Annual Tonnage Limit**

The Energy Recovery Facility hereby approved shall not treat in excess of 200,000 tonnes of residual waste per annum.

Reason: The environmental impacts of the development hereby approved have been assessed against this tonnage limit.

#### **4. Non-Hazardous Waste**

The waste processed within the approved Energy Recovery Facility shall at all times be non-hazardous.

Reason: To safeguard health in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

#### **5. Construction Environmental Management Plan (CEMP)**

Prior to the commencement of any site clearance, construction works or development a Construction Environmental and Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in order to manage the impacts of construction. The CEMP shall include:

- (i) an implementation programme for the construction of the roads and footways;
- (ii) details of Construction Traffic Management, which shall include: identification of the routes that construction vehicles would take and measures to regulate the routing of construction traffic; times within which traffic can enter and leave the site; times of deliveries, site access, loading and unloading of plant and materials; access within the site including measures to ensure safe and convenient pedestrian, cycle and vehicular access through those areas not under construction or where construction is complete; wheel washing facilities; and details of parking for contractors vehicles, site operatives and visitors;
- (iii) details of the storage of plant and materials, construction compounds, any temporary facilities for construction staff;
- (iv) details of site hoardings (including the erection, maintenance, security and any decorative displays);
- (v) details of restrictions to be applied during construction including timing, duration and frequency of works and measures to control the emission of dust, dirt, vibration and noise during construction;
- (vi) details of site waste management for the recycling and/or disposal of all waste resulting from construction works;
- (vii) a Construction Drainage Scheme including the attenuation tank indicating how surface water and land drainage flows will be controlled to prevent contamination, nuisance, subsidence or flooding to land, buildings, watercourses or adjacent highways during the construction period;
- (viii) details of fuel and chemical storage and containment; details of water consumption, wastewater and energy use. Provision for safe storage of the proposed fuel storage and urea offloading areas in accordance with Control of Pollution (Oil Storage) (Wales) Regulations 2016;

- (ix) demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan;
- (x) invasive species management; species and habitats protection, avoidance and mitigation measures (including a detailed lighting plan showing type and siting of lighting and light spill reduction measures, use of 2 metre high acoustic fencing, warning signs and site toolbox talks to ensure all key habitat retention and sensitive areas are protected and remain unaffected by construction works);
- (xi) details of topsoil strip, storage and amelioration for re-use;
- (xii) Ecological clerk of works to ensure construction compliance with approved plans and environmental regulations;
- (xiii) List of on-site contacts, their roles and responsibilities; and
- (xiv) Contact details for local community liaison;

The approved details shall be complied with in full throughout the construction period.

Reason: In the interests of highway safety, and protection of the environment and public amenity in accordance with Local Development Plan Policies T5 (Managing Transport Impacts), T6 (Impact on Transport Networks and Services), EN5 (Designated Sites), EN7 (Priority Habitats and Species), EN10 (Water Sensitive Design), and EN13 (Air, Noise, Light Pollution and Land Contamination).

#### **6. Highway Reinstatement Works**

No development shall take place until a scheme of public realm/highway reinstatement works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include but not be limited to the reinstatement/resurfacing as required of the carriageway and footway abutting the site including surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture as required as a consequence of the scheme. The development shall not be occupied until the scheme has been constructed in accordance with the approved details.

Reason: To reinstate the footway/highway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development in accordance with Local Development Plan Policies T1 (Walking and Cycling), T5 (Managing Transport Impacts) and T6 (Impact on Transport Networks and Services).

#### **7. Car Parking**

The 14 no. car parking spaces (including 2 no. disabled spaces and 2 no. electric vehicle charging points) hereby approved shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway in accordance with Local Development Plan Policy T5 (Managing Transport Impacts) and to accord with the requirements of Future Wales Policy 12 (Regional Connectivity).

### **8. Cycle Parking**

The 10. no cycle stands hereby approved shall be constructed on site in accordance with the details shown on the drawing titled "Cycle Store Plan and Elevations" (Garry Stewart Design Associates, drawing no. 1383 PL314) prior to beneficial use of the development.

Reason: In the interests of promoting sustainable modes of transport in accordance with Local Development Plan Policies KP8 (Sustainable Transport), T1 (Walking and Cycling) and T5 (Managing Transport Impacts).

### **9. Travel Management Plan**

No part of the development hereby approved shall be occupied until a Travel Management Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Travel Management Plan shall set out proposals and targets, together with a timetable to limit or reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. The Travel Management Plan shall be implemented in accordance with the timetable set out in the plan. Reports demonstrating progress in promoting the sustainable transport measures detailed in the Travel Management Plan shall be submitted annually to the LPA, commencing from the first anniversary of beneficial occupation of the development and continuing for five consecutive years thereafter.

Reason: To effect modal shift to non-car modes in order to maximise travel to/from the site by sustainable modes of transport, in accordance with Local Development Plan Policies KP8 (Sustainable Transport).

### **10. Traffic Management Plan**

No development shall take place until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Traffic Management shall include, but not be limited to:

- (i) the maximum quantity of deliveries per annum (not exceeding the 200,000 tonne limit hereby approved);
- (ii) the maximum number of deliveries per day; phasing deliveries to avoid peak travel times wherever possible;
- (iii) the route for delivery vehicles to travel and from the site; and
- (iv) detail for recording the number, arrival time and departure time of vehicles.

The Traffic Management Plan shall be implemented in accordance with the approved details.

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Reason: To manage the traffic impacts of the proposed development in accordance with Local Development Plan Policy T6 (Impact on Transport Networks and Services).

#### **11. Junction Design**

Prior to the commencement of development details of the new junctions to access and egress the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway abutting the site, in accordance with Local Development Plan Policy T5 (Managing Transport Impacts).

#### **12. Deliveries**

No arrival, departure, loading or unloading of delivery vehicles shall take place outside the hours of 0700 – 1800 Monday to Friday 0700 – 1300 Saturday and at no time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of neighbouring occupiers, in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

#### **13. Noise Management Plan**

Prior to beneficial use an Environmental Noise Impact Assessment and a detailed Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority that demonstrates that the cumulative noise from plant and vehicles within the site boundary achieves a rating noise level of no greater than 5dB below background (LA90) at the nearest noise sensitive residential receptors outlined in the Environmental Noise Assessment P1844-REP01-REVC-BDH, when measured and corrected in accordance with BS4142:2014 +A1 2019 (or any British Standard amending or superseding that standard).

Reason: To safeguard the amenities of neighbouring occupiers, in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

#### **14. Odour Management Plan**

Prior to beneficial use a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions and management of odour from onsite activities. The scheme shall be implemented and maintained in accordance with the approved details.

Reason: To safeguard the amenities of neighbouring occupiers, in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

#### **15. External Lighting (Operational Phase)**

Prior to its installation full details of external lighting (including a lighting plan, details of type and siting of lighting, and light spill reduction measures) for the operational phase of development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of the safe operation of the adjacent railway, biodiversity (including European Protected Species) and neighbour amenity, in accordance with Local Development Plan Policies, (T6 (Impact on Transport Networks and Services), EN5 (Designated Sites), EN6 (Ecological Networks and Features of Importance for Biodiversity), and EN13 (Air, Noise, Light Pollution and Land Contamination)).

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#### **16. External Finishes**

Prior to their installation on site, samples of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory finished appearance of the development in keeping accordance with Local Development Plan Policy KP5 (Good Quality and Sustainable Design).

#### **17. Site Enclosures & Gates**

Prior to beneficial occupation, details of the means of site enclosure and vehicle access gates shall be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the development being put into beneficial use.

Reason: To ensure a satisfactory finished appearance of the development in keeping accordance with Local Development Plan Policy KP5 (Good Quality and Sustainable Design).

#### **18. Refuse Storage**

Prior to their construction on site, details of any facilities proposed for the storage of recyclates and refuse associated with the office/canteen areas shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided before the development is brought into beneficial use.

Reason: To secure an orderly form of development and to protect the amenities of the area accordance with Local Development Plan Policies KP5 (Good Quality and Sustainable Design) and W2 (Provision for Waste Management Facilities in Development).

#### **19. Ground Gas Protection**

Prior to the commencement of development 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 (LPA) for its written 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

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to and approved in writing by the LPA. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the approved development and the approved protection measures shall be retained and maintained until such time as the LPA 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 in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

## **20. Contaminated Land Measures – Assessment**

Prior to the commencement of development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority (LPA). This assessment shall 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 shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) 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, in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

### **21. Contamination Land Measures – Remediation and Verification Plan**

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 shall 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 shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) 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 in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

### **22. Contaminated Land Measures – Remediation and Verification**

The remediation scheme approved by Condition 21 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority (LPA). The LPA shall be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the LPA.

All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of



Land Contamination, CLR 11' (September 2004) 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 in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

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### **23. Contamination Land Measures – Unforeseen Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority (LPA), all associated works shall 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 shall be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the LPA. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the LPA. 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 in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

### **24. Imported Soil**

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 (LPA) in advance of its importation. Only material approved by the LPA shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the WLGA / WG / NRW guidance document, 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems.' (2013). 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 in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

### **25. Imported Aggregates**

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 (LPA) 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 WLGA / WG / NRW guidance document, 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems.' (2013). 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 in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

## **26. Use of Site Won Materials**

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 (LPA) in advance of the reuse of site won materials. Only material which meets site specific target values approved by the LPA shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

## **27. Tree Protection**

No development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- (i) An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting. The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.
- (ii) A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically. The development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape, the measures for their protection, to monitor compliance and to make good losses, in accordance with Local Development Plan Policy EN8 (Trees, Woodlands, and Hedgerows).

## **28. Landscaping Scheme**

No development shall take place until full details of soft landscaping have been submitted to and approved in writing by the Local Planning Authority (LPA). These details shall include:

- (i) A soft landscaping implementation programme;
- (ii) Scaled planting plans prepared by a qualified landscape architect;
- (iii) Evidence to demonstrate that existing and proposed services, lighting, CCTV, drainage and visibility splays will not conflict with proposed planting;
- (iv) Schedules of plant species, sizes, numbers and densities prepared by a qualified landscape architect;
- (v) Scaled tree pit sectional and plan drawings prepared by a qualified landscape architect that show the Root Available Soil Volume (RASV) for each tree;
- (vi) Topsoil and subsoil specification for all planting types, including full details of soil assessment in accordance with the Cardiff Council Soils and Development Technical Guidance Note, soil protection, soil stripping, soil storage, soil handling, soil amelioration, soil remediation and soil placement to ensure it is fit for purpose. Where imported planting soils are proposed, full specification details shall be provided including the parameters for all imported planting soils, a soil scientists interpretive report demonstrating that the planting soil not only meets British Standards, but is suitable for the specific landscape type(s) proposed. The specification shall be supported by a methodology for storage, handling, amelioration and placement;
- (vii) Planting methodology and post-planting aftercare methodology prepared by a qualified landscape architect, including full details of how the landscape architect will oversee landscaping implementation and report to the LPA to confirm compliance with the approved plans and specifications.

### **29. Landscaping Implementation**

Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of Condition 28.

Reason: To maintain and improve the amenity and environmental value of the area, in accordance with Local Development Plan Policy KP16 (Green Infrastructure).

### **30. Landscape and Ecological Management Plan (LEMP)**

Prior to any works commencing on site a Landscape and Ecological Management Plan (LEMP) for the delivery and ongoing management (including contingencies), maintenance, and monitoring of green and blue infrastructure comprising the ecological, arboricultural, landscape, soil, SUDS and ditch shall be submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP shall include but not be limited to:

- (i) Details of dormouse surveys, together with measures of avoidance, mitigation, compensation and enhancement for dormice if they are detected;

- (ii) Details of bat surveys, together with measures of avoidance, mitigation, compensation and enhancement for bats if they are detected;
- (iii) A method statement to avoid harm to Great Crested Newts;
- (iv) Details of measures of avoidance of harm, mitigation and enhancement for reptile populations;
- (v) Details of measures of avoidance of harm and enhancement for nesting birds;
- (vi) Details of a sensitive lighting scheme to demonstrate avoidance of disturbance to nocturnal species such as dormice and bats.
- (vii) Details of a water quality monitoring & contingency plan including details of triggers for specific action.
- (viii) Details of watercourse and watercourse corridor management and maintenance over lifetime of development

The development shall be carried out in accordance with the approved details.

Reason: To maintain and enhance the green and blue infrastructure resource in accordance with Local Development Plan Policies EN3 (Landscape Protection), EN5 (Designated Sites), EN7 (Priority Habitats and Species), EN10 (Water Sensitive Design), and EN13 (Air, Noise, Light Pollution and Land Contamination).

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### 31. Ground and Floor Levels

Prior to any works commencing on site details of finished ground and internal floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To avoid any doubt and ambiguity as to finished levels and to avoid displacement and redirection of floodwater in accordance with Local Development Plan Policy EN14 (Flood Risk).

### 32. Site Drainage

No development shall commence until full details of the surface and foul drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not cause unacceptable harm to ground water in accordance with LDP Policy EN11 (Protection of Water Resources).

### 33. Invasive Species

Prior to the commencement of development, a detailed scheme for the treatment and disposal of soils affected by Japanese Knotweed and other invasive species and measures for their ongoing management shall be submitted to and approved in writing by the Local Planning Authority. The

scheme shall accord with the advice in the publication The Eradication of Japanese Knotweed (WDA: Cardiff 1998) and Guidance for the Control of Invasive Plants Near Watercourses (Environment Agency 2001). Thereafter the development shall be carried out in accordance with the approved scheme.

Reason: To ensure the safe destruction and prevention of spread of Japanese Knotweed and other invasive species in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

#### **34. Piling Methods**

No development shall take place until details of methods and types of piling (including timing and duration) or any other foundation designs using penetrative methods has been submitted to and approved in writing by the Local Planning Authority (LPA). The submitted details shall demonstrate that there is no unacceptable risk to groundwater and no adverse impact on the amenities of the nearest noise sensitive residential receptors when assessed against BS5228 2009 'Code of Practice for Noise and Vibration on Construction and Open Sites.'). The piling/foundation designs shall be implemented in accordance with the approved details. Reason: To ensure that the development can be carried out safely without unacceptable risks to groundwater and to safeguard the amenities of neighbouring occupiers in accordance with Local Development Plan Policy EN13 (Air, Noise, Light Pollution and Land Contamination).

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#### **35. Digital Communications**

The development hereby approved shall include measures for the provision of Gigabit capable broadband infrastructure.

Reason: To accord with the requirements of Future Wales Policy 13 (Supporting Digital Communications).

#### **36. Renewable Heat and Electricity**

Prior to the construction of the Energy Recovery Facility hereby approved, details of the creation of heat and electricity, arrangements for establishing a connection to the local electrical grid and the timing for such provision shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To realise the potential for renewable energy in accordance with Future Wales Policy 16 (Heat Networks) and Local Development Plan Policy EN12 (Renewable Energy and Low Carbon Technologies).