

Application Number: 21/1215/FULL

Date Received: 14.01.2022

Applicant: Cadw

Description and Location of Development: Refurbish the Great Hall, convert the existing visitor centre to a shop and erect a new Welcome Centre and associated site-wide access improvements - Caerphilly Castle Castle Street Caerphilly CF83 1JD

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site relates to Caerphilly Castle and its grounds located adjacent to Caerphilly Town Centre.

Site description: The site relates to the following buildings and external areas within the grounds of the Castle: the Great Hall, Earl's Apartment, visitor reception/shop building, area close to main castle entrance and opposite the visitor reception/shop building, Inner East Gatehouse, North Wall, area between Outer West Gatehouse and Inner West Gatehouse, area opposite South West Tower, area opposite South East Tower and surrounding Storehouse, area within the South Dam Platform and Embankment, and area within North Dam Platform and Embankment.

Development: Full planning permission is sought for the refurbishment of the Great Hall, the conversion of the existing visitor centre to a shop, the erection of a new welcome centre and associated site wide access improvements. New built development would predominantly relate to the erection of the proposed two storey welcome centre that would provide a visitor reception, cafe and toilet facilities at ground floor level and staff facilities at second floor level. The proposed building would be of a curved form with the two storey element set back and in from the single storey elevations of the building. A mono-pitch green roof system with a row of rooflights would serve the single storey element of the building while the second storey would incorporate a mono-pitch standing seam zinc roof. The proposed building has been designed to achieve a BREEAM "Excellent" rating, with a range of low and zero carbon technologies proposed, including an air source heat pump and photovoltaic panels attached to the standing seam zinc roof.

No significant external alterations are proposed to the Great Hall as part of its refurbishment. A hard wearing, permeable ground covering with perimeter drainage would, however, be installed in the adjoining Earl's Apartment which would enhance the use of the Great Hall by enabling a temporary marquee and bar to be erected when required for special events. A proposed new ramp would also link the Great Hall to the Earl's Apartment to facilitate their joint use during such events.

External alterations to the existing visitor reception/shop building are also limited to replacing single doors with double doors, timber shutters and glazing. Internal alterations would increase the retail floorspace by 18 sqm and enable the building to function as a shop and ticket office.

A number of raised deck/ramp structures and a bridge are also proposed at various locations across the site to improve visitor access.

Dimensions: The proposed welcome centre building would have a maximum width, depth and height of approximately 31.5m, 16m and 7m respectively.

Materials: The proposed welcome centre building would be finished in a mixture of brick (plinth only), timber vertical boarding, frameless glass doors and screens, powder coated aluminium framed doors and windows, and a green and standing seam zinc roof.

The proposed raised deck/ramp structures and bridge would typically comprise of galvanized steel deck/grating and support stanchions on concrete pad foundations with stainless steel handrails and diamond webnet framed balustrade.

Ancillary development, e.g. parking: A number of permeable bound gravel paths with timber edging and stone paving paths with stainless steel handrails are also proposed to improve visitor access. In addition, outdoor seating and play areas are proposed adjacent to the proposed welcome centre along with bench seating and interpretation panels throughout the Castle grounds. A number of external air source heat pump units would also be installed to serve new underfloor heating in the Great Hall, the existing visitor centre/shop building and the proposed welcome centre.

PLANNING HISTORY 2010 TO PRESENT 13/0626/FULL - Install metal safety railings to the unprotected drops, install metal stairs to afford safe visitor access and install metal footbridge over breach in north wall-walk of the Middle Ward, install metal safety railings to the unprotected drop to the north and north east wall-walks and install metal link footbridge over breach in the north/north west wall-walk (formerly the North East Tower) affording safe access to visitors to the Inner East Gatehouse of the Inner Ward - Withdrawn 16.12.2013.

14/0651/FULL - Install metal safety barriers to the middle-ward, inner-ward and north-west tower rooftop, install metal footbridge over the remains of the inner north-east tower and associated access improvement works - Granted 28.11.2014.

18/0370/FULL - Create a new attraction at Caerphilly Castle - Gilbert's Maze - Granted 26.06.2018.

18/0371/FULL - Create a new attraction at Caerphilly Castle - Dragons' Lair - Granted 26.06.2018.

19/0955/FULL - Replace footpaths, drainage and associated structural and electrical works to Caerphilly Castle Inner Ward - Granted 28.01.2020.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: TM1.9 (Caerphilly Castle Grounds, Caerphilly).

Policies: SP3 (Development in the Southern Connections Corridor), SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints) and CW16 (Locational Constraints - Retailing).

Supplementary Planning Guidance LDP 5 Car Parking Standards (January 2017).
Caerphilly Basin Masterplan (July 2018).

NATIONAL POLICY Planning Policy Wales (Edition 11, February 2021), Technical Advice Note 5: Nature Conservation and Planning (September 2009), Technical Advice Note 12: Design (March 2016), Technical Advice Note 15: Development and Flood Risk (2004) and Technical Advice Note 24: The Historic Environment (May 2017).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? N/A.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is located in a low risk coal mining area and an advisory note can be added advising the applicant/developer of this fact if planning permission were to be granted.

CONSULTATION

Heritage And Placemaking Officer - No objection raised to the proposed development.

Natural Resources Wales - No objection raised to the proposed development subject to any light spill onto bat foraging and commuting habitat being controlled via condition. In addition, no concerns have been raised in relation to flood risk.

Glamorgan-Gwent Archaeological Trust - No comments made in respect of the proposed development.

CADW - No objection raised to the proposed development and confirmation provided that Scheduled Monument Consent (SMC) will also be required before the proposals can commence. It is also advised that the Local Planning Authority should not place conditions on any planning permission that is granted regarding archaeological works or conservation requirements as such conditions would duplicate any conditions which are attached to the SMC.

Transportation Engineering Manager - CCBC - No objection raised to the proposed development.

Environmental Health Manager - CCBC - No objection raised to the proposed development.

Senior Engineer (Drainage) - Confirmed that separate Sustainable Drainage Approval will also be required for the proposed development. Also advised that advice is sought from Natural Resources Wales in relation to flood risk.

Dwr Cymru - No objection raised in principle to foul or surface water drainage proposals.

Ecologist - No comments received.

Landscape Architect - CCBC - No objection raised in relation to the proposed development subject to additional landscaping details being secured by condition.

Strategic & Development Plans - No comments received.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notices.

Response: No responses were received from members of the public. Two Councillors have submitted comments of support for the proposed development, while another Councillor has raised concerns over the proposals and requested that the application be determined by planning committee.

Summary of observations: The comments of support state the proposals and investment in the Castle would encourage more visitors and benefit the town of Caerphilly. The concerns raised relate to the proposed design being out of keeping with a 750 year old ancient castle.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes - A1 (retail) development and A3 (Restaurant, Cafe & Drinking Establishments) development have CIL charge rates of £100 and £25 per square metre respectively.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application site falls within tourism allocation TM1.9 which promotes tourism related activities within the grounds of Caerphilly Castle. In addition, the Caerphilly Basin Masterplan seeks to maximise Caerphilly's potential as a key tourist destination linked to Caerphilly Castle and highlights the need to work more closely with Cadw to help enhance the visitor experience of the Castle and widen its appeal. The Masterplan also indicates that improving the attractiveness of the Castle to a wider range of visitors will increase the likelihood of visitors spending more time in the Castle and its grounds as well as within the town centre.

The proposed development would enhance the tourism potential of Caerphilly Castle by providing a range of site wide access improvements alongside additional facilities within the Castle and its grounds, including a new welcome centre with reception, café and cloakroom facilities; outside seating areas; improved display and interpretation of the historic asset; an enhanced retail provision and ticket office; and a refurbished Great Hall with an improved range of facilities for special events. It is estimated that the delivery of these proposals offers the potential to cater for a 30% increase in visitor numbers, with associated increased employment opportunities in the catering, cultural and hospitality sectors. Accordingly, it is considered that the proposed development is supported by Policy TM1.9 and meets the requirements of the Caerphilly Basin Masterplan.

With regards to flooding, limited parts of the wider site fall within Flood Zones C2 and B. Technical Advice Note (TAN) 15: Development and Flood Risk describes Flood Zone C2 as an area of the floodplain without significant flood defence infrastructure. TAN 15 also describes Flood Zone B as an area known to have been flooded in the past via evidence by sedimentary deposits and is used as a precautionary approach to indicate where site levels should be checked against the extreme flood level (See Figure 1 of TAN 15).

No new buildings or built structures are, however, proposed within these flood zones and as such, the justification tests and flood consequence assessment requirements as

set out in TAN 15 are not considered applicable in this instance. It should also be noted that Natural Resources Wales (NRW) has raised no objection to the proposed development on flood risk grounds and confirmed that given the limited extent of flood risk shown to be affecting the site, the proposals could be acceptable, subject to the developer being made aware of potential flood risks. The latter can be brought to the developer's attention via a suitably worded informative if planning permission were to be granted.

In terms of visual amenity, the proposed external alterations to the Great Hall and the existing visitor reception/shop building are limited in nature and would not significantly alter the character and appearance these existing buildings. The proposed raised deck/ramp structures and bridge are also considered to be of a high standard of design and would therefore be acceptable in visual terms.

The proposed welcome centre building would predominately be single storey in height, with the second storey element set-back and set-in from the eaves of the low, mono-pitched green roof. This design approach reduces the scale and mass of the proposed building, and its curved form complements the existing visitor reception/shop building. The position and height of the proposed building has also been carefully considered so that it is concealed by the castle wall when viewed from Castle Street.

Whilst the proposed welcome centre building would be visible from Dafydd Williams Gardens to the south/southwest, it is considered that the proposed building has been designed to a high standard with the use of modern materials, such as a green roof and glazed facade, which reduce its visual impact. The variety of materials proposed is also considered to bring visual interest to the building, with the vertical timber boarding and smaller areas of glazing used towards the rear of the building providing a more solid and permanent appearance without attempting to compete with the solidity and permanence of the castle wall behind.

The proposed welcome centre building would be adjacent to a new play area and would partly enclose a new external terrace that would provide additional outdoor seating for the proposed café. Additional hard and soft landscaping are also proposed adjacent to both the proposed building and the existing visitor reception/shop building in order to accommodate revised access routes and provide an appropriate visual setting. A range of hard and soft landscaping details are proposed, including natural stone and resin bound aggregate paving, amenity grass with potential shrub planting and wildflower planting. The Council's Landscape Architect has raised no objection to the general arrangement of the landscaping scheme but has requested the submission of further planting/seeding and maintenance details for approval. Such landscaping details can be secured via an appropriately worded condition.

Given the above, it is considered that the proposed welcome centre building and other proposed external built structures represent a well-designed addition to Caerphilly Castle and its grounds, which would sit comfortably within the surrounding area. As such, the proposal is considered to comprise of a high standard of design that

reinforces attractive qualities of local distinctiveness. Accordingly, the proposal complies with the requirements of Policy SP6 of the LDP.

In relation to the historic asset, Caerphilly Castle is designated as both a Scheduled Monument and a Grade 1 Listed Building. In cases of dual-designation, the designation as a scheduled monument takes precedence and any consent application for proposed works will be determined by the Welsh Ministers through Cadw (see paragraph 5.11 of Technical Advice Note 24: The Historic Environment). It has been confirmed by Cadw that all of the proposals will require scheduled monument consent as they fall within the boundaries of the Scheduled Monument. It should also be noted that a number of the proposed works, such as those relating to the internal refurbishment of the Great Hall, do not in themselves require planning permission and their effect on the character of the building will only be considered by Cadw under the scheduled monument consent process. Cadw has also advised that if planning permission were to be granted, the Local Planning Authority should not impose any conditions relating to archaeological works or conservation requirements.

Planning Policy Wales (PPW) (February 2021) indicates that the conservation of archaeological remains and their setting is a material planning consideration (paragraph 6.1.23). TAN 24 also states that the main purpose of scheduling is to ensure the preservation of ancient monuments and there is a presumption in favour of their physical preservation. As such, there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains (see Annex A, paragraph A5).

Whilst not technically required as part of a planning application, a Heritage Impact Assessment (HIA) has been submitted which sets out the significance of Caerphilly Castle as an historic asset and assesses the impact of the proposed development on it. The HIA identifies a number of minor and moderate negative impacts as a result of the proposals, including varying degrees of visual impact where new features contrast with the aesthetic value of the Castle's distinctive medieval character. However, overall, the HIA concludes that the communal value of Caerphilly Castle would be substantially enhanced through increased opportunities for the visiting public to engage with the site's history. Moreover, traditional conservation work will further preserve the site for future generations and, collectively, the proposals will better reveal the site's high historic value through wider engagement. Cadw has also raised no objection to the proposed development.

Notwithstanding the conclusions of the HIA, Cadw will make an assessment of the significance of the negative impacts identified as part of the scheduled monument process. The Agent has confirmed that, at the time of writing, an application for scheduled monument consent had been submitted to Cadw but had not yet been determined. It should be noted that both planning permission and scheduled monument consent will be required before the proposed development can commence.

In terms of archaeology, archaeological excavations/evaluations have been undertaken in the locations of the proposed welcome centre and the Earl's Apartments where it is proposed to install a hard-wearing ground covering with perimeter drainage to allow the erection of a temporary marque during special events. The submitted Archaeological Reports (AR) indicate that a small quantity of finds (medieval/post-medieval/modern) were observed in these locations and a number of archaeological features were also identified. It is noted from both ARs that the documentary and digital archives from the archaeological excavations/evaluations will be deposited with the Royal Commission on the Ancient and Historical Monuments of Wales. Similarly, finds archives will be deposited with the National Museum for Wales. No further archaeological investigations or watching briefs have been requested by Cadw or Glamorgan Gwent Archaeological Trust in relation to the proposed development.

In respect of the setting of surrounding listed buildings, The Court House (Grade II Listed Building) and the Obelisk Memorial to Dafydd Williams (Grade II Listed Building) are located to the southwest of the proposed welcome centre building. As indicated above, the proposed building would be visible from Dafydd Williams Park and as such, would also be visible within the setting of these listed buildings. PPW advises that there is a statutory requirement to have special regard to the desirability of preserving the setting of a listed building (paragraph 6.1.10). TAN 24 also explains that the setting of a historic asset includes the surroundings in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape (paragraph 1.25). Moreover, TAN 24 goes on to state that the extent of any setting is not fixed and may change as the historic asset and its surroundings evolve.

When viewed from the wider area to the south/southwest, the proposed welcome centre building would be viewed within the context of the existing, modern visitor reception building and would also sit beneath the Outer Main Gatehouse and Barbican and eastern castle wall. Moreover, the scale and mass of the proposed building has been limited through the incorporation of a smaller second storey and the use of a green roof and extensive glazing, which helps the building blend into its surroundings and appear subservient to the Castle. It is therefore considered that the proposed development would preserve the setting of The Court House and the Obelisk Memorial to Dafydd Williams Listed Buildings, and accordingly, meets the requirements of PPW and TAN 24 in respect of this matter.

In terms of parking, there are no existing car parking facilities within the grounds of Caerphilly Castle, due to its scheduled monument status. As such, both staff and visitors currently utilise nearby public car parks and public transport when visiting the site. Whilst new uses, such as the café within the proposed welcome centre building, would normally require associated car parking provision in accordance with the Car Parking Standards SPG, such provision must be balanced against the harm that would be caused to the setting of this historic asset. Moreover, the Transportation Engineering Manager has raised no objection to the proposed development on highways and parking grounds and it is recognised that the Castle is located in a highly sustainable location and is well served by bus stops located immediately to the east of the site and

Caerphilly train station located approximately 600m to the south. A covered storage for cycles is also proposed in the external area between the proposed welcome centre building and the castle wall that would facilitate the use of this sustainable mode of transport by staff.

With regards to retail policy, the proposals include reconfiguring the existing visitor reception/shop building which would involve internal alterations that would create an enlarged and enhanced retail area. As the application site lies just outside of the town centre boundary, the proposed increase in retail floor area must be considered against the requirements of Policy CW16 which states that, among other things, additional retail floorspace will only be permitted where the change of use is 1,000 square metres or less in size and would serve neighbourhood needs or is ancillary to another commercial use (criterion C). The reconfigured shop would remain ancillary to the primary tourism use of Caerphilly Castle and the proposed increase in retail floorspace would measure just 18 square metres. Accordingly, the proposal would meet the requirements of Policy CW16 of the LDP.

In respect of Ecology, the main built development proposed relates to the new welcome centre building that would be located in an area which comprises of closely mown amenity grassland and existing hard surfaces. The submitted Ecology Appraisal Report (EAR) confirms that the habitats within the survey area are of low ecological value with very limited potential to support protected species and do not represent any constraint to the proposed development. The EAR also indicates that whilst the wall directly adjacent to the proposed welcome centre building has negligible potential to support roosting bats, there are multiple features suitable for bats to roost within various castle structures and high levels of bat activity have been recorded around the inner moat. As such, there is potential for the proposed development to have an indirect impact on bats through light spill on the adjacent castle structures and inner moat and runoff/pollution effects on the moat and connected waterbodies arising from construction activities. In order to mitigate such impacts, the EAR recommends the avoidance of night working, appropriate lighting control to be implemented into the final design of the new building and the implementation of industry standard pollution prevention measures to be implemented throughout construction.

NRW has reviewed the submitted EAR and raised no objection to the proposed development subject to light mitigation measures being secured via condition. An advisory note has also been recommended in relation to pollution prevention measures for the adjacent castle moat during the construction phase. As such, subject to the imposition of the aforementioned condition, it is not considered that the proposed development would adversely affect bat foraging and commuting habitat. Accordingly, the proposal would meet the requirements of Policies SP10 and CW4.

With regards to amenity, the primary use of the Caerphilly Castle as a heritage tourist attraction would remain unchanged as a result of the proposals and the proposed welcome centre building, along with the other proposed built structures, would be largely contained within the castle walls. The proposed development would not

therefore have an unacceptable impact on the amenity of adjacent properties or land and would remain compatible with surrounding land uses. Accordingly, the proposal would meet the requirements of Policy CW2 of the LDP.

Comments from consultees: Comments from consultees have been addressed above.

Comments from public: Concerns raised in relation to the impact of the proposed development on Caerphilly Castle have been addressed above.

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, Drawing No. CCR-PUR-ZZ-XX-DR-A-00100 (Rev. P01), dated 20/05/2022;
Proposed Site Plan, Drawing No. CCR-PUR-B1-XX-DR-A-02100, dated 23/11/2021;
Access Works Site Plan, Drawing No. CCR-PUR-A1-00-DR-A-00003, dated 08/11/2021;
New Welcome Centre and Refurbished Shop Proposed Ground Floor Plan, Drawing No. CCR-PUR-B1-00-DR-A-03100, dated 23/11/2021;

New Welcome Centre and Refurbished Shop Proposed First and Roof Plan, Drawing No. CCR-PUR-B1-ZZ-DR-A-03101, dated 23/11/2021;
New Welcome Centre Proposed Elevations - Sheet 1, Drawing No. CCR-PUR-B1-EL-DR-A-03300, dated 23/11/2021;
New Welcome Centre Proposed Elevations - Sheet 2, Drawing No. CCR-PUR-B1-EL-DR-A-03301, dated 23/11/2021;
New Welcome Centre Proposed Sections, Drawing No. CCR-PUR-B1-SC-DR-A-03201, dated 23/11/2021;
Shop Proposed Elevations and Sections, Drawing No. CCR-PUR-B1-SC-DR-A-03200, dated 23/11/2021;
Shop Elevation and Sections Demolitions, Drawing No. CCR-PUR-B1-SC-DR-A-00201, dated 23/11/2021;
Shop Ground Floor Plan Demolitions, Drawing No. CCR-PUR-B1-00-DR-A-00102, dated 23/11/2021;
The Great Hall Proposed Elevations, Drawing No. CCR-PUR-A1-EL-DR-A-03300, dated 08/12/2021;
The Great Hall Proposed Ground Floor Plan, Drawing No. CCR-PUR-A1-00-DR-A-03100, dated 08/12/2021;
The Great Hall Proposed First Floor Plan, Drawing No. CCR-PUR-A1-01-DR-A-03101, dated 08/12/2021;
The Great Hall Proposed Roof Plan, Drawing No. CCR-PUR-A1-XX-DR-A-03102, dated 08/12/2021;
The Great Hall Proposed Internal Elevations East, West & Entrance Lobby, Drawing No. CCR-PUR-A1-SC-DR-A-03201, dated 08/12/2021;
The Great Hall Proposed Internal Elevations North & South, Drawing No. CCR-PUR-A1-SC-DR-A-03200, dated 08/12/2021;
The Great Hall Proposed Staircase Details, Drawing No. CCR-PUR-A1-ZZ-DR-A-20000, dated 08/12/2021;
Earls Apartment Proposed Ramp Details, Drawing No. CCR-PUR-A1-00-DR-A-20001, dated 08/12/2021;
Earls Apartment Proposed Ramp Details, Drawing No. CCR-PUR-A1-00-DR-A-20002, dated 08/12/2021;
Earls Apartment Proposed Sections, Drawing No. CCR-PUR-A1-00-DR-A-03202, dated 08/12/2021;
Watergate Entrance Details, Drawing No. CCR-PUR-A1-SC-DR-A-52800, dated 08/12/2021;
Access Works Item 2 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03130, dated 08/11/2021;
Access Works Item 4 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03131, dated 08/11/2021;
Access Works Item 5 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03132, dated 08/11/2021;
Access Works Item 8 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-031337, dated 08/11/2021;
Access Works Item 10 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03134, dated 08/11/2021;

Access Works Item 11 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03135, dated 08/11/2021;
Access Works Item 12 - As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03136, dated 08/11/2021;
Access Works Item 12 - Section As Proposed, Drawing No. CCR-PUR-A1-00-DR-A-03137, dated 08/11/2021;
External Works Details, Drawing No. CCL-ASL-00-ZZ-DR-L-0910 (Rev. P1), dated 28/10/21;
Landscape General Arrangement, Drawing No. CCL-ASL-00-ZZ-DR-L-0900 (Rev. P5), dated 29/10/21; and
Ecological Appraisal, Caerphilly Castle New Visitor Centre, prepared by BSG Ecology, dated 26th July 2021; and
Bat Report 2021, Caerphilly Castle, prepared by BSG Ecology, 4th August 2021.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) Prior to the construction of the external surfaces of the welcome centre building hereby approved details of the materials to be used, in electronic or printed format 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: In the interests of the visual amenity of the area in accordance with Policy SP6 of the adopted Caerphilly Local Development Plan up to 2021.
- 04) Notwithstanding the details forming part of the submitted plans, prior to any works progressing beyond ground preparation and laying of the slab of the wellbeing centre building hereby approved a detailed scheme depicting soft landscaping together with a programme for long term maintenance of the landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting or seeding season following the wellbeing centre building being brought into beneficial use. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policy SP6 of the adopted Caerphilly Local Development Plan up to 2021.
- 05) Prior to the installation of any external lighting, details of a scheme of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed lighting scheme.
REASON: To ensure adequate protection to protected species in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

The applicant/developer is advised that small areas within the site fall within Flood Zones C2 and B according to Natural Resources Wales Development Advice Map. Further information can be accessed at:

<https://naturalresourceswales.gov.uk/flooding/flood-map-for-planning-development-advice-map/?lang=en>

The applicant/developer is advised that the site lies adjacent to a waterbody (Castle moat fed by the Nant Gledyr). Appropriate pollution prevention measures must be implemented during construction works to protect the water environment. Guidance for Pollution Prevention (GPP) documents are available on the NetRegs website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Particular regard should be had to GPP5 Works and maintenance in or near water. Further pollution prevention advice or support is also available from Natural Resources Wales at: et.newportcaerphilly&blaenaugwent@cyfoethnaturiolcymru.gov.uk