

Application Number: 23/0364/FULL

Date Received: 08.06.2023

Applicant: Veolia ES (UK) Ltd

Description and Location of Development: Redevelop the former Robinsons Manufacturing Ltd site to accommodate a pre fabrication operation - Robinson Manufacturing Ltd The Old Quarry Cemetery Road Abercarn Newport

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Robinson Manufacturing Ltd, The Old Quarry, Cemetery Road, Abercarn, Newport, NP11 5AQ.

Site description: An existing industrial buildings and surrounding land which is comprised of a former quarry floor accessed from Cemetery Road to the west close to its junction with the B4591. To the east/south is Twyn Road which rises past the quarry and is significantly elevated above the quarry where it meets Penrhiw Terrace/Brett Road. The former quarry rock face forms its eastern boundaries with Coed Ffordd Fawr which is a Site of Importance for Nature Conservation (SINC).

Development: Redevelop the former Robinsons Manufacturing Ltd., site to accommodate a pre fabrication operation. The proposed development will include extending the existing building (current floorspace 1,442m²) with a new extension element (proposed floorspace 1372m²). A detached storage building will be erected on the eastern side of the site with turning and parking areas created along with gas storage and ancillary works to the access.

Dimensions: The existing building measures approximately 56m By 26m with a height of 8.3m.

The proposed extension measures approximately 36.5m by 30m with a ridge height of 10.5m. Including within the extension will be a mezzanine level (office/welfare area) measuring approximately 8.5m by 25m.

The proposed storage building measures approximately 31.4m by 14m with a height of 7.7m.

Materials: Walls and Roof: Steel cladding in green.

Ancillary development, e.g. parking: Proposed parking with 29 spaces (including two disabled and two electric car charging spaces) and HGV turning circle of 25m in diameter. Gas and liquid nitrogen storage areas.

PLANNING HISTORY 2010 TO PRESENT 11/0353/COU - Retain B8 use and B2 use in respect of the processing of timber waste - Refused 08.09.2011.

12/0473/COU - Change use of property from B8 warehousing and storage to a mixed B8 warehousing and storage and B2 general industrial use - Granted 16.08.2012.

18/0274/FULL- Demolish existing weigh bridge building and erect new building with B1 office at ground floor level and A3 canteen for site staff at first floor level - Granted 21.05.2018.

19/0803/NCC - Vary condition 07 (Hours) of planning consent 12/0473/COU (Change use of property from B8 warehousing and storage to a mixed B8 warehousing and storage and B2 general industrial use) to amend the operating hours - Granted 20.02.2020.

21/0225/NCC - Vary conditions 03, 04, 06 (Site Layout) and 07 (Hours) of planning consent 12/0473/COU (Change use of property from B8 warehousing and storage to a mixed B8 warehousing and storage and B2 general industrial use) to permit the change of site layout and to amend the operating hours - Granted 21.05.2021.

21/0830/NCC-Remove conditions 03 (Parking), 04 (HGV parking) and 05 (Turning facility) of planning consent 21/0225/NCC (Vary conditions 03, 04, 06 (Site Layout) and 07 (Hours) of planning consent 12/0473/COU (Change use of property from B8 warehousing and storage to a mixed B8 warehousing and storage and B2 general industrial use)) to permit the change of site layout and to amend the operating hours- Withdrawn 17.03.2022.

POLICY

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

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints), NH3 (Site of Importance of Nature Conservation), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Future Wales: the National Plan 2040, Planning Policy Wales (Edition 11), Technical Advice Note 11: Noise, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Better Places to Live).
Supplementary Planning Guidance note LDP 5 (Car parking standards).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Environmental Health Manager - No objection subject to planning conditions to address noise related matters.

Strategic & Development Plans - An existing unit is presently situated on the site in question, latterly in B8 use. This would be retained and extended for B2 purposes, along with the development of an additional storage facility. Permission had previously been granted for additional B1 use and change of use to B2 in recent years and, although the site is unallocated, it does lie within the settlement boundary as set by the adopted LDP. The principle of the proposed use is therefore acceptable.

The red-line boundary overlaps with an existing SINC (NH 3.127), although the applicant contends that the proposed development would not directly impact this designation. Nonetheless, policy CW4 (Natural Heritage Protection) is applicable and should be satisfactorily addressed.

Notwithstanding the need to comply with all other applicable planning considerations, especially highways and amenity, there is no objection to this proposal.

Ecologist - No objections, recommend planning condition for biodiversity enhancement.

Heritage Officer - Peter Thomas - No comments received.

Dwr Cymru - No objection, provides details of assets.

Chief Fire Officer - The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to current standing advice.

Police Architectural Liaison Officer - No comments received.

Western Power Distribution - Requests that the applicant be made aware that if they require a new connection or a service alteration, they will need to make a separate application to National Grid.

Transportation Engineering Manager - CCBC - No objection subject to planning conditions to address detailed highway considerations.

CADW - No comments received.

Placemaking Officer - Douglas McGlyn - Provides placemaking comments and suggestions. Suggests a reduction in parking and advice on heating/insulation. Advice on building design. As the quarry has the potential to create its own heat island in summer, more trees and an increase in soft landscaping is required.

Senior Engineer (Drainage) - Confirm that separate SAB (Sustainable Drainage Approval) is required for the development.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters were sent.

Response: Objections have been received from 30 residents (although some have made more than one representation). Representations have also been received from the local MP, a Senedd Member and the application has been requested to be brought before committee by a Local Ward Member.

Summary of observations: The objections received are summarised as:

Noise, smoke and smells rise up to affect the residents of Llanfach and other areas of Abercarn.

The noise survey has not taken into consideration residents of Brett Road.

Concerns about the noise assessments including methodology, modelling and applicable tonal noise penalties.

Site activities including Noise of scrap metal being thrown into waste bins, loading and unloading.

Impacts on existing soundscape which is tranquil due to the abundance of trees and birdsong.

Door open during production and condition on roller shutters.

Noise impacts of plant.

Impact on mental well being.

Air pollution from metal works.

Possible toxic fumes caused by production/welding, lack of filtration.

Light pollution.

Noise impacts of traffic, vibration from HGVs and pollution.

Parking impacts.

Mud/debris on road.

Traffic concerns and walking children to school.

Existing traffic congestion through the village in morning and evening.

No traffic assessment.

Concerns with junction and access/parking on road, traffic accidents.
Ongoing work on the railway line, cumulative impacts with potential construction of wind farms close by and associated disruption from large vehicles.
Applicant hasn't consulted with residents despite indicating they have.
Lack of consultation.
Impact on shift workers.
Concerns with night working.
No comment on sleep disturbance, particularly nearby open windows during night time.
Should be on an industrial estate.
Fencing on land.
Impact on mourners for Abercarn cemeteries due to delays from lorries.
Existing problems with extraction equipment noise.
Construction of the proposed building and impact on noise.
Position of the storage building away from the main building and impacts on noise.
Conduct of previous occupants of the site.
Property devaluation.
Existing hours should be maintained.
Cites adverse impacts of other industrial developments on Wattsville and Cwmfelin and requests 'don't ruin another part of Caerphilly for greed'.
Works undertaken by applicant.

In addition a representation from the Member of the Senedd for Islywn has been received stating:

"I have received representations from residents living near the site who are extremely concerned about the impact that this application will have on their lives. As you will be aware, there have previously been issues regarding noise nuisance at the site and that these issues were one of the reasons why the previous occupier relocated elsewhere. I would be grateful if serious consideration is given to the impact that this application will have on residents and that the noise element of their objections is given full weight when making your determination."

A representation has been received from the Local Member of Parliament who advises they have been contacted by a constituent whose concerns relate to noise from working and asks the committee to consider their concerns when making the decision.

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?
It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not liable.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area.

The application site has been in industrial use for a significant number of years with the last occupier prior to the current applicant operating a lawful general industrial (B2 use) with an element of storage (B8) specifically in relation to Timber Frame manufacturing. The current occupier and applicant for this application (Veolia) advise within the submitted information that their operation is for the welding and fabrication of steel components. The fabrication of tube assemblies are for industrial boilers, tanks and vessels for the wastewater industry and structural steelwork fabrication. The proposed use of the site would be for the same use classes (B2 and B8 uses) but the application includes an extension to the existing building to carry out B2 uses and a separate storage building towards the eastern end of the site. This aligns with the previous consent in terms of the areas of the site used for B2 and B8 purposes. The proposal is considered acceptable in principle as it maintains the previously consented land uses (B2 and B8) on a site long used for industrial purposes.

The application as originally submitted sought overnight working as part of the application, however following discussions with the Environmental Health Manager and the Local Planning Authority the applicant has revised their proposal to now seek the following working hours:

07:00-19:00 Monday to Friday and 07:00-12:30 on Saturday's.

The proposed new buildings in visual terms are similar in form and appearance to the existing main building on site being metal clad industrial buildings. Whilst the new extension building will be several metres higher to the ridge than the existing building there will be no unacceptable visual impacts particularly considering that the surrounding former quarry face to the south-east is significantly elevated above the proposed ridge heights of the new buildings/structures. The development will have an acceptable visual impact according with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. The application has been supported by a noise assessment and following discussions with the Environmental Health Manager a revised report was tendered. The Environmental Health Manager has reviewed the information submitted and raises no objections to the development, subject to planning conditions which are proposed to be imposed should members be minded to grant permission. The nearest neighbouring properties are elevated

significantly above the site level on the opposite side of Twyn Road, Bryn Road, Pen-Rhiw Terrace and other nearby residential streets and noting the level difference will not have any unacceptable impacts in terms of light or outlook directly from the proposed development. The main issue to consider in respect of neighbour amenity is in terms of noise impacts from the proposed development. It is noted that the lawful industrial use of the land is a material consideration in considering the soundscape of the area.

The submitted noise assessment concludes that the impact of activities at the site would be low at surrounding noise sensitive properties. The Local Planning Authority has received comments and images/video which appear to show outside working and roller shutter doors open at the site. It appears that the images/video supplied have been taken at or near the top of the quarry face rather than at residential properties and therefore these would not be representative of the actual noise levels experienced at residential properties.

It is noted that the Environmental Health Manager has requested a number of planning conditions be attached to any permission that might be granted and this would include external doors to be closed at all times when noise generating internal activities associated with the B2 (General Industrial) activities are being carried out. There is also a prohibition on external areas being used for the storage of materials, scrap or waste or being used for any external processing or manufacturing and this is proposed to be required via condition either when the storage building is brought into use or within 3 months of the date of permission whichever shall happen first. The applicant would therefore need to adhere to these planning conditions and any alleged breaches of planning control reported to the Local Planning Authority would be investigated and if needed enforcement action taken to ensure compliance. The application accords with Policy CW2 (Amenity).

The proposed development includes areas for the parking and turning of vehicles within the site (including HGVs). It is considered that the proposed arrangement provides an acceptable layout and access arrangements. The Transportation Engineering Manager has reviewed the proposal and access/parking arrangements and has raised no objection subject to conditions which are included in the resolution of this report. The development accords with Policy CW3 (Highways).

The application redline boundary includes part of the designation for the Coed Ffordd-Fawr Site of Importance for Nature Conservation (NH3.127). The applicant has stated within the submitted information that the proposed development will not impact the Site of Importance for Nature Conservation (SINC). It is considered appropriate to impose a planning condition which highlights that no work should be carried out within the Site of Importance for Nature Conservation without the express agreement of the Local Planning Authority. The Council's Ecologist has not raised any objections to the development and with the proposed condition it is considered that there will be adequate protection for the adjacent designation and that the development accords with Policy CW4 (Natural Heritage Protection).

Comments from Consultees: The Placemaking Officer's comments have been considered in respect of the development and it is considered relevant to provide the advice to the applicant, however the submitted design, parking and layout is considered acceptable in planning terms with the existing site being screened extensively by the quarry walls and surrounding woodland Site of Importance of Nature Conservation which provide a verdant surrounding to the site. The building design, whilst functional, relates well to the existing building in terms of finish and design, is located deep within the site rather than having a strong frontage to any street and is deemed acceptable for the site in its form as submitted.

Comments from public: - Noise, smoke and smells rise up to affect the residents of Llanfach and other areas of Abercarn.

The noise survey has not taken into consideration residents of Brett Road.

Concerns about the noise assessments including methodology, modelling and applicable tonal noise penalties.

Site activities including Noise of scrap metal being thrown into waste bins, loading and unloading.

The noise assessment has utilised appropriate monitoring locations and found appropriate noise impacts on surrounding residential properties including Brett Road. The noise assessment has been reviewed by the Environmental Health Manager and found to be acceptable. There is proposed to be planning conditions to limit outside activities within an appropriate time period. It is not considered that there will be any unacceptable impacts on surrounding residents in relation to noise, odour or air pollution.

Impacts on existing soundscape which is tranquil due to the abundance of trees and birdsong.

The existing soundscape includes the industrial use of the site and the proposed development is not considered to alter the soundscape to such a degree to warrant refusal of the application.

Door open during production and condition on roller shutters.

A condition is included to require doors to be closed when noisy activities are being carried out at the site.

Noise impacts of plant.

Details of plant are to be required under planning condition to ensure that no unacceptable impacts from plant will occur.

Impact on mental well being.

The development has been considered in respect of the impact on neighbour amenity and this includes mental well being. The impact on neighbour amenity from the development has been considered with supporting information on noise and is acceptable.

Air pollution from metal works.

Possible toxic fumes caused by production/welding, lack of filtration.
Sensitive receptors (residential properties) are elevated above the site and separated from the site by existing roads and vegetation and it is not considered that air pollution from the development would have any unacceptable impact on residents.

Light pollution.

A planning condition is included to require details of external lighting to be agreed prior to the extension being brought into beneficial use. This ensures a suitable mechanism to ensure suitable lighting details are agreed to avoid unnecessary light pollution.

Noise impacts of traffic, vibration from HGVs and pollution.

Parking impacts.

Mud/debris on road.

Traffic concerns and walking children to school.

Existing traffic congestion through the village in morning and evening.

No traffic assessment.

Concerns with junction and access/parking on road, traffic accidents.

The Transportation Engineering Manager has considered the application and raised no objections subject to planning conditions to address detailed highway considerations. The proposal includes parking within the site for employees and room for access and turning of Heavy Goods Vehicles. The scale of proposed vehicle movements onto the public highway from a site with a lawful industrial use is not of a magnitude to be unacceptable in respect of the highway impacts raised by the public.

Ongoing work on the railway line, cumulative impacts with potential construction of wind farms close by and associated disruption from large vehicles.

The work by statutory undertakers on railway lines is a different matter and other applications would be considered on their own merits.

Applicant hasn't consulted with residents despite indicating they have.

Lack of consultation.

The applicant has undertaken statutory pre-application consultation in respect of the application and has provided a report with the application. The planning application has been publicised in accordance with statutory requirements.

Impact on shift workers.

The proposal has been considered in respect of the hours of operation applied for and the impact on the amenity of surrounding residential properties has been found to be acceptable.

Concerns with night working.

No comment on sleep disturbance, particularly nearby open windows during night time. The applicant has revised the working hours to exclude night time working from the proposal. A planning condition restricting hours of operations has been included to ensure night working does not occur.

Should be on an industrial estate.

The application has been considered on its merits and is appropriate for the site which has been used for industrial purposes over an extended period.

Fencing on land.

The erection of fencing is a separate matter and permitted development rights for fencing to be erected without requiring planning permission exists in certain circumstances.

Impact on mourners for Abercarn cemetery due to delays from lorries.

The impact on the public highway including all road users has been considered by the Transportation Engineering Manager and found to be acceptable.

Existing problems with extraction equipment noise.

The applicant has advised that they are addressing existing noise from plant at the site.

Construction of the proposed building and impact on noise.

Position of the storage building away from the main building and impacts on noise.

The Environmental Health Officer has reviewed the noise report and raises no objections to the development.

Conduct of previous occupants of the site.

This is not relevant to the current development.

Property devaluation.

This is not a material planning consideration.

Existing hours should be maintained.

The application has been considered on its own merits and found to be acceptable.

Cites adverse impacts of other industrial developments on Wattsville and Cwmfelin and 'requests don't ruin another part of Caerphilly for greed'.

This is the opinion of the objector.

Works undertaken by applicant.

The application has been considered on its merits and found to be acceptable.

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 shall be carried out in accordance with the following approved plans and documents:
Proposed Site Layout, drawing reference VES_TD_ABERFA_1-_003;
Proposed Storage Building Elevations, drawing reference VES_TD_ABERFA_100_004 REV A;
Proposed Elevations, drawing reference VES_TD_ABERFA_100_005 REV A.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Prior to the extension being brought into beneficial use a triple-chamber woodcrete swift box shall be attached to either the new extension building or the existing building at the apex or the eaves on the northern or western elevations. The box shall be retained in situ for a minimum of 5 No. years.
REASON: To provide nesting for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 03) All processing and machinery operation associated with the B2 use on the site shall take place only within the current and proposed buildings and there shall be no external plant, operations, processing or machinery other than that hereby approved or otherwise agreed under condition 14.
REASON: In the interests of the residential amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 04) All external doors on proposed and existing buildings shall be kept closed at all times when noise generating internal activities of processing and manufacturing associated with the B2 use hereby approved are in progress.
REASON: In the interests of the residential amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 05) Once the storage building hereby permitted has been brought into beneficial use or within 3 months of the date of this permission (whichever is the earlier) no external areas shall be used for the storage of materials, scrap, refuse or waste, nor shall it be used for any external processing or manufacturing.
REASON: For the avoidance of doubt as to the extent of this consent and to control disturbance in the interest of residential amenity and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010
- 06) In association with both the B2 and B8 uses hereby approved, no machinery shall be operated and no processes shall be undertaken outside the following times 07.00 hrs - 19.00 hrs Mondays to Fridays, 07.00 hrs to 12.30 hrs Saturdays, and not at all on Sundays or Bank Holidays.
REASON: In the interests of the residential amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 07) The dispatch or receipt of deliveries and the loading and unloading of heavy goods vehicles shall only occur between 08.00 hrs to 18.00 hrs Monday to Fridays and 09.00 hrs to 12.30 hrs Saturdays and not at all on Sundays or Bank Holidays.
REASON: In the interests of the residential amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 08) Notwithstanding the submitted details a Noise Management Plan shall be submitted for approval to the Local Planning Authority to control noise emanating from the site within one calendar month of the date of this consent. Details of this scheme shall include but shall not be restricted to the following:
- I. Procedures in relation to control of noise from plant/working methods;
 - II. Control of external noise;
 - III. Delivery Protocol;
 - IV. Procedure of dealing with noise complainants;
 - V. Application of alarm systems on pedestrian doors;
 - VI. Staff training with regards to noise management;
 - VII. Control of site traffic noise;
 - VIII. Maintenance schedule of plant/equipment.
- The development shall thereafter be carried out and maintained in accordance with the details approved in writing by the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 09) Notwithstanding the submitted plans, no development or works shall be carried out within the designated Site of Importance for Nature Conservation (SINC) without the prior written agreement of the Local Planning Authority.

REASON: In the interests of the protection of Natural Heritage in accordance with Policy CW4 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Prior to the occupation of the extension hereby permitted a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) The extension to the existing building and storage buildings hereby approved shall not be brought into beneficial use until the areas have been laid out within the site in accordance with the approved plan for 29 cars to be parked and for vehicles (including HGVs) to turn so that they may enter and leave the site in a forward gear. The parking spaces and turning areas shall not thereafter be used for any purpose other than their intended uses for the parking and turning of vehicles.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 12) The proposed parking and turning areas shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. is not carried on to the public highway.

REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021

- 13) Rainwater run-off shall not discharge into the highway surface-water drainage system.

REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 14) Prior to their installation or within 1 month of the date of this decision (whichever is the later) details of ancillary structures (including [inter alia] gas storage, plant, machinery, containers and cycle shelters) shall be submitted for the written approval of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

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 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.

Please find attached the comments of Western Power Distribution, Chief Fire Officer and The Council's Placemaking Officer that are brought to the applicant's attention.