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Date: 4th June 2024

To Whom It May Concern,

A multi-locational meeting of the **Planning Committee** will be held in the Council Chamber, Penallta House, and via Microsoft Teams on **Wednesday, 12th June, 2024** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided on request.

Members of the public or Press may attend in person at Penallta House or may view the meeting live via the following link: <https://civico.net/caerphilly>.

This meeting will be live-streamed and a recording made available to view via the Council's website, except for discussions involving confidential or exempt items. Therefore the images/audio of those individuals present and/or speaking at Planning Committee will be publicly available to all via the recording on the [Council website](#).

Interested parties may make a request to speak in regard to any item on this agenda. To obtain further details on this process please contact the Committee Clerk hughesj@caerphilly.gov.uk.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'CHARRY'.

Christina HARRY
CHIEF EXECUTIVE

AGENDA

A greener place Man gwyrddach



1 To receive apologies for absence.

2 Declarations of Interest.

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

To approve and sign the following minutes: -

3 Planning Committee held on 15th May 2024.

1 - 4

To receive and consider the following report(s): -

4 Application No: 22/0713/RET - The Meadows Farm Village Retreat, The Meadows, Gypsy Lane, Groeswen, Cardiff.

5 - 22

5 Application No: 24/0120/LA - Land At Grid Ref 316303 186554, Caerphilly Business Park, Caerphilly.

23 - 44

Circulation:

Councillors M.A. Adams, Mrs E.M. Aldworth (Vice Chair), A. Angel, R. Chapman, N. Dix, G. Ead, J.E. Fussell, A. Hussey, B. Miles, M. Powell, R. Saralis (Chair), J. Simmonds, J. Taylor, S. Williams, A. Whitcombe and K. Woodland

And Appropriate Officers

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PLANNING COMMITTEE

MINUTES OF THE MULTI-LOCATIONAL MEETING HELD AT PENALLTA HOUSE AND VIA MICROSOFT TEAMS ON WEDNESDAY, 15TH MAY 2024 AT 5:00 PM

PRESENT:

Councillor R. Saralis – Chair
Councillor Mrs E. M. Aldworth – Vice Chair

Councillors:

M. A. Adams, A. Angel, R. Chapman, N. Dix, G. Ead, J. Fussell, A. Hussey, M. Powell, J. Taylor, S. Williams and A. Whitcombe.

Cabinet Member: Councillor P. Leonard (Planning and Public Protection).

Together with:

L. Lane (Head of Democratic Services and Deputy Monitoring Officer), R. Thomas (Planning Services Manager), C. Powell (Team Leader Development Management), J. Simmons (Planning and Enforcement Officer), L. Cooper (Assistant Engineer), M. Tanner (Principal Engineer), M. Godfrey (Team Leader - Pollution Control) and S. Hughes (Committee Services Officer).

Also present to speak on applications:

Agenda Item 5 – L. Curtis (Local Resident) and Councillor T. Heron (Local Ward Member).
Agenda Item 6 – Councillor C. Cuss (Local Ward Member).

RECORDING, FILMING AND VOTING ARRANGEMENTS

The Chair reminded those present that the meeting was being live-streamed and recorded and would be made available following the meeting via the Council's website – [Click Here to View](#). Members were advised that voting on decisions would be taken via Microsoft Forms.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B. Miles, J. Simmonds and K. Woodland.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PLANNING COMMITTEE HELD ON 10TH APRIL 2024

It was moved and seconded that the minutes of the Planning Committee meeting held on 10th April 2024 be agreed as a correct record. By way of Microsoft Forms (and in noting there were 10 for, 0 against and 2 abstentions) this was agreed by the majority present.

RESOLVED that the minutes of the Planning Committee meeting held on 10th April 2024 (minute nos. 1-4) be approved as a correct record.

The Planning Committee considered the applications in the order recorded below.

5. APPLICATION NO: 24/0129/COU - AROSFA, 48 HIGH STREET, PENGAM, BLACKWOOD, NP12 3SZ

The Planning Case Officer presented the application, with it confirmed in the accompanying report that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 12.

L. Curtis (Local Resident) and Councillor T. Heron (Local Ward Member) spoke in objection to the application. The Committee received a written representation from R. Kopec (Applicant).

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms (and in noting there were 9 for, 2 against and 0 abstentions) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report, the application be GRANTED.

6. APPLICATION NO: 24/0152/COU - 16 HIGH STREET, RHYMNEY, TREDEGAR, NP22 5NB

The Planning Case Officer presented the application, with it confirmed in the accompanying report that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 12.

Councillor C. Cuss (Local Ward Member) spoke in objection to the application.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms and verbal confirmation (and in noting there were 7 for, 4 against and 1 abstention) this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report, the application be GRANTED.

4. APPLICATION NO: 23/0526/COU - LAND AT LONG BARN, ARGOED UCHAF FARM, SUNNYVIEW, ARGOED, BLACKWOOD, NP12 0AJ

The Planning Case Officer presented the application, with it confirmed in the accompanying report that the recommendation in respect of the proposal had taken full account of, and was in conformity with, both Future Wales and Planning Policy Wales Edition 12.

Following consideration of the application it was moved and seconded that subject to the conditions contained in the Officer's report, the recommendation be approved. By way of Microsoft Forms and verbal confirmation (and in noting there were 12 for, 0 against and 0 abstentions) this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report, the application be GRANTED.
- (ii) The applicant be advised that the proposed development directly affects the Public Right of Way, and the applicant is made aware of the existence of ARGO/FP125/1, and the need to maintain public access and safety at all times.
- (iii) The applicant is reminded that it is an OFFENCE to obstruct a Public Right of Way. There is one public right of way affected by the proposal. The planning permission does not authorise the stopping up or diversion of the Public Right of Way. The Public Right of Way may be stopped up or diverted by Order under Section 257 of the Town and Country Planning Act 1990, provided that the Order is made before the development is carried out, but this process is independent of the planning process and as such the applicant is advised to contact the Rights of Way Officer. If the Public Right of Way is obstructed before the Order is made, the order cannot proceed until the obstruction is removed.

Should the applicant require further information regarding their responsibilities to the Public Right of Way, they are requested to contact the Rights of Way Officer.

- (iv) The applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

The meeting closed at 6.12 pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th June 2024, they were signed by the Chair.

CHAIR

Application Number: 22/0713/RET

Date Received: 20.01.2023

Applicant: Ms K Watkins

Description and Location of Development: Retain the change of use of land for leisure park farm (sui generis) and retain associated buildings and infrastructure, proposed change of use of existing building to café and staff office/accommodation with associated single and two storey extensions, and erection of 3 No. winter barns, reindeer lodge and single storey reception/coffee shop building - The Meadows Farm Village Retreat The Meadows Gypsy Lane Groeswen Cardiff

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The site is to the west of Caerphilly and accessed via Gypsy Lane.

Site description: The site is an existing "farm park". It has been operating as a visitor attraction, without the benefit of planning permission. The site is mainly former agricultural fields. There are a number of trees around the perimeter and a watercourse flowing through the centre of the site.

Development: Planning permission is sought for the use of the site as a farm park in retrospect, the use of a previously existing building as an A3 use, a café and office extension to the existing building, 3 barns, a reception area and coffee shop building, and accommodation and enclosures for keeping animals. The use is currently taking place and most of the enclosures and shelters for the animals are existing, but the reception area, barns and extension proposed are yet to be constructed, along with a horse shelter, one of the reindeer lodges and toilet block.

Dimensions: Buildings are proposed of varying dimensions and their sizes are described elsewhere in the report.

Materials: The café/office is proposed to be finished in a mix of brick, cedar cladding and render with a clay tile roof. The proposed reception/coffee shop building and winter sheds are proposed to be finished in timber cladding with corrugated metal sheeting roof. The animal accommodation is largely constructed from timber.

Ancillary development, e.g. parking: The retention of a car parking area in the east of the site is proposed. This is accessed from Gypsy Lane

PLANNING HISTORY 2010 TO PRESENT 08/0187/FULL - Erect replacement dwelling - Granted 30.10.2008.

10/0186/RET - Refurbish existing dwelling with extension and garage block as built - Granted 07.10.2010.

11/0223/RET - Create entrance gates - piers and walls, ecological pond, fruit orchard, natural surfaced driveway/paths (with associated lighting) and construction of a lambing shed - Refused 16.02.2012.

13/0534/FULL - Retain horse stable and tack room with bat mitigation provision, retain existing house and regularise garage and external works including main entrance and driveway lighting - Granted 11.12.2014.

18/0705/COU - Change the use of existing offices/garage building to new office space on first floor and activity rooms on the ground floor - Granted 29.05.2019.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 (LDP)

Site Allocation: The site is outside the settlement boundary and within the Mynydd Eglwysilan Special Landscape Area (SLA) (Policy NH1.3 of the LDP). The Gypsy Lane Wetland Site of Importance for Nature Conservation (SINC) is also adjacent to the north and west of the site, and part of the western boundary of the site encroaches into the SINC (Policy 3.163 of the LDP). The site is partially within the southern outcrop Caerphilly/Lower Islwyn safeguarding area for coal in the east (Policy MN2.9 of the LDP) and is wholly within a safeguarding area for sandstone.

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP8 (Minerals Safeguarding), SP10 (Conservation of Natural Heritage), SP11 (Countryside Recreation), SP21 (Parking Standards), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations – Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW6 (Trees, Woodland and Hedgerow Protection), CW15 (General Locational Constraints), CW19 (Locational Constraints – Rural Development and Diversification), CW20 (Conversion, Extension and Replacement of Buildings in the Countryside), CW22 (Locational Constraints – Minerals).

Supplementary Planning Guidance: Caerphilly Basin Masterplan.

NATIONAL POLICY To the north and east, the site is adjacent to the Gwaun Gledyr SSSI. The site is within an area with predicted agricultural land classifications of grade 3b and grade 5.

Parts of the site are in a high risk area due to past coal mining activity.

The eastern part of the site is in Flood Risk Zone B. Parts of the site are also in Zones 2 and 3 on the 2021 Flood Map for Planning.

Future Wales – The National Plan 2040: Policy 5 - Supporting the Rural Economy, Policy 9 – Resilient Ecological Networks and Green Infrastructure, Policy 12 – Regional Connectivity.

Planning Policy Wales (Edition 12, 2024).

Technical Advice Notes- 5 Nature Conservation and Planning (2009); 12 Design (2016), 18 Transport (2007).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, part of the site is in a high risk area due to past coal mining activity. A Coal Mining Risk Assessment has been submitted with the application. On the basis that the report confirms that no development is proposed in those parts of the site potentially affected by unrecorded shallow coal mine workings and that a mine entry on site also poses little risk due to its past stabilisation treatment, the Coal Authority has withdrawn its previous objection to this planning application.

CONSULTATION

The Coal Authority - Objection withdrawn following the submission of a coal mining risk assessment.

Environmental Health Manager - Request consideration is given to the potential risks to the workforce during groundwork operations and also a condition in respect of storing animal feed and the storage and disposal of waste and manure. Also provide comments on food and health and safety on the site.

Natural Resources Wales - No objection raised.

Dwr Cymru - The proposal utilises an alternative means to mains drainage, capacity is currently available in the water supply system to accommodate the development.

Waste Strategy And Operations Manager - There should be sufficient storage for waste containers and access/collection point should be suitable for collection vehicles.

Strategic & Development Plans - No objection to the principle of development.

Parks And Countryside Operations Manager - No comments received.

Placemaking Officer - Douglas McGlyn - No comments from a placemaking perspective.

Ecologist - Recommends the inclusion of one planning condition to secure biodiversity conservation and enhancement on site.

Senior Engineer (Drainage) - Request advice notes in respect of the potential requirement for consents under the Land Drainage Act 1991 and Land Drainage Byelaws, and in respect of the need for a SAB application. Request the submission of a Drainage Statement.

Landscape Architect - CCBC - Has concerns regarding the Green Infrastructure Statement in respect of impacts on existing trees, that an arboricultural impact assessment has not been carried out and that further enhancement of the car park is required. Has recommended conditions if the Planning Officer is minded to approve.

Senior Arboricultural Officer (Trees) - There will be some impact on significant trees as part of the proposed building development on site. Raises concerns regarding the lack of an arboricultural impact assessment and information in respect of protecting trees.

Transportation Engineering Manager - CCBC - No objection, subject to conditions.

Chief Fire Officer - No objection.

ADVERTISEMENT

Extent of advertisement: The proposed development was advertised by the means of sites notices, a press notice and letters sent to surrounding neighbours.

Response: Representations have been received from three neighbouring properties objecting to the proposal.

Summary of observations: The concerns raised are summarised as follows:

Insufficient information to allow detailed assessment of the whole scheme;
Lack of information on management of the premises;
Unacceptable impact on residential amenity;
Impact on animal welfare due to events taking place;
Overdevelopment of the site;
Not compatible with the surrounding land use;
Impact on highway safety due to intensification of the use of the highway;
Traffic has increased causing potholes and the single track lane cannot cope with the traffic volume;

No coal mining risk assessment has been produced;
Unacceptable landscape, biodiversity and pollution impacts;
Lack of information on drainage and flood risk, which is a concern due to the increased area of hardstanding and climate change;
Lack of screening for the car park;
Impacts on tranquillity of the area.

Penyrheol Trecenydd Energlyn Community Council responded by advising that they considered the application should be referred to the Planning Community for a decision due to it being a complex application and in close proximity to “green” areas.

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, a bat survey was carried out of the existing building proposed to be extended for café/office accommodation and a great crested newt survey was also carried out. These did not find any evidence of any bat roosts in the building or the presence of great crested newts in a pond on the site. The Council’s Ecologist has not raised an objection subject to a 3-chamber bird box being provided on the café/office building. A condition has been recommended accordingly.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The site is in the higher viability CIL zone. The proposed café extension and coffee shop would be liable for a CIL payment of £25 per square metre. The shop floorspace would be liable for a CIL payment of £100 per square metre.

ANALYSIS

Policies: Policy CW15 (General Locational Constraints of the Local Development Plan does not generally permit development outside settlement boundaries, but does make exceptions for certain developments which are more likely to need to be located within countryside areas. One of these exceptions is “for recreation, leisure and tourism proposals that are suitable in a countryside location”. The keeping of animals is an activity that would be expected to occur in the countryside and therefore recreation, leisure and tourism uses associated with this would also be expected to be found in the countryside.

As such there is no objection to the principle of the development as the proposal would create a tourism/recreation business that is better suited to the countryside than to a built-up area. Concern has been raised regarding events at the site, but conditions have been recommended to ensure the farm park is used as such a facility only and also to restrict the opening hours to minimise impacts on the neighbours (see below).

Aspects of the development and specific issues associated with the development are considered further below.

Café and Office Accommodation: The proposed building involves a substantial extension of the existing building on this site, which was approved for use as offices and activity rooms in association with the applicant's childcare business by planning permission 18/0705/COU. Although the extension proposed is large, it is proposed to support a rural business, which is considered to be appropriately located in the countryside. In addition, it is within the existing yard area of the premises and is not prominent from public viewpoints. As such, this element of the proposal is considered to be acceptable. It is however considered that the building should only be used as incidental to the use of the site as a farm park (i.e. should only serve visitors to the farm park) and should only operate in daytime hours when the farm park is also open to the public to ensure that it is appropriately connected to the rural business and does not disturb neighbours through use at unsociable hours. A condition is recommended for this and for the provision of the final details of the materials to be used.

Reception and Coffee Shop Building: This is proposed in the yard area. It is a low rise building of approximately 4 metres in height. Notwithstanding the proposed windows and glazed doors, the proposed simple pitched form, timber cladding and corrugated metal roof result in the building having a rural character and is considered appropriate in this setting. Again, it is considered that this should only serve visitors to the farm park and this is included in the above mentioned condition.

It is however considered that in order to avoid a proliferation of buildings on the site that would no longer have a use in the event of the farm park closing, conditions are recommended to ensure that a method statement is provided for the construction of this and other buildings (with the exception of the café/office building) to ensure this remains a "lightweight" structure with no interior walling and also that should the building not be required in relation to the use of the farm park that it is then removed from the site.

Winter Sheds: These are proposed to be located within the fields in the north of the site. They would have been better located in closer proximity to the existing house and proposed café, but it is accepted that space for these in the southern part of the site is more limited and it is noted that their visibility will be limited due to existing tree cover on the boundaries. As animal housing they are considered acceptable in principle in this location and the proposed timber cladding and corrugated metal roof are considered to give them an acceptable appearance. It is however noted that they do have windows which could make them suitable for other uses and a condition is therefore recommended that they shall only be used for animal accommodation, and storage of

food and other equipment related to the keeping of animals to ensure their use remains appropriate to their location in the northern part of the site. Again, it is considered that a method statement should be required for their construction and they should be subject to a condition for removal if they are no longer required to be used in relation to the farm park. Conditions have been recommended to address these points.

Animal shelters/accommodation: These are smaller buildings of timber construction that mostly already exist on the site. These and their associated enclosures are considered appropriate for keeping animals in a rural setting and are considered acceptable in terms of their visual impact.

Landscaping and Trees: In respect of the Council Arboricultural Officer's and Landscape Architect's comments regarding the impacts on existing trees, it is acknowledged that a full arboricultural impact assessment has not been submitted, however a tree survey and tree constraints plans have been submitted with the application and plans have been submitted showing the trees' root protection areas overlaid on to the site layout plans, although this has not been submitted for the car park layout.

It is accepted that parts of the proposal do encroach on tree root protection areas, particularly around the boundaries in the southern part of the site and it acknowledged that the surfacing of the car parking area has taken place in close proximity to existing trees and hedgerows and is also likely to have encroached on these areas. Much of the impact is due to the retrospective works, including the car park surfacing and some of the enclosures and animal housing. However, the proposed café and office extension, proposed reception area and additional reindeer lodge would also encroach on these.

It is however acknowledged that there is substantial tree cover on site and that significant additional tree planting is proposed (see below). It is considered that the proposed additional development listed above should be subject to an arboricultural method statement, which would need to be informed by an arboricultural impact assessment. In respect of all the trees on the site, both existing and proposed, it is considered that they should be subject to a long term landscaping and tree management plan going forward. Conditions are recommended in respect of both of these matters. Subject to these conditions, the impact on trees is considered acceptable.

The site is within a Special Landscape Area and Policy CW4 of the Local Development Plan requires proposals to conserve and where appropriate enhance the characteristic features of the Special Landscape Area. A Landscape and Visual Appraisal Note has been submitted with the application. This concludes that the largest visual and landscape impacts are experienced from Gypsy Lane, due to views of the car park, and that this could be reduced through additional hedgerow planting and long-term maintenance.

The site is mostly well-screened by surrounding tree cover, and visual impacts largely occur where there is thinner tree cover and at public view points in close proximity. It is agreed that the car park being visible at close range is the main visual impact of the proposal. It is also considered that at present the site, including a close boarded fence, has a visual impact from the public right of way to the south west of the site due to thinner tree cover in this area.

In respect of landscape character impacts, the structures that sit, both existing and proposed, within the northern field and the development of the carpark which has already been carried out, are considered to have an adverse impact on the character of the landscape, through the introduction of surfacing and structures onto the fields.

As stated above, the use of the site for a farm park is considered acceptable in principle and it is accepted that buildings and structures are required to run such a facility. However, it is considered that an appropriate landscape scheme is required for the whole site to provide mitigation and enhancement to the site through providing further tree and landscape planting to make the site as green as possible, to prevent the development having an urbanising impact on the landscape it sits within and to provide screening and softening where the site is visible in its surroundings.

A Green Infrastructure Statement has been submitted which follows the step-wise process set out in Chapter 6 of Planning Policy Wales. An accompanying Green Infrastructure Strategy has been submitted which shows new tree and hedgerow planting on the boundaries to reinforce these (including on the boundary of the car park with Gypsy Lane and the south west boundary), new tree planting within the site itself and woodland planting in the north west corner of the site. A condition is recommended for a landscaping scheme, based on this strategy. Subject to such a scheme being implemented and given the main visual impact of the proposal is localised due to existing tree planting, it is considered the development would conserve the features of the Special Landscape Area and accord with Policy CW4. Notwithstanding the Council's Landscape Architect's concerns regarding the existing trees which are addressed above, it is considered that the conditions recommended appropriately address the matters raised.

Highways: Policy CW3 (Design Considerations- Highways) of the Local Development Plan requires development proposals to have regard for the safe, effective and efficient use of the transportation network. A Transport Assessment has been submitted with the application that concludes that the proposed development can be comfortably accommodated within the local highway network.

Gypsy Lane is a single carriageway country lane. However, it is lightly trafficked and it is not expected that the proposal would result in the lane exceeding its capacity while the farm park is in operation. In addition, there are no records of any collisions on this lane. It is also noted that an additional passing bay has been provided along Gypsy Lane heading south from the site, following the approval of planning application 18/0705/COU.

In order to ensure that highway safety impacts are minimised, the Council's Highways Engineers have recommended a condition requiring that the proposed café shall be for customers of the farm park only. Such a condition has been recommended, and is also considered necessary to ensure that its use remains connected to that of the rural business and is therefore acceptable in principle (see above).

The Council's Highways Engineers have also requested a condition requiring that the car park shall be maintained for the parking and turning of vehicles only and such a condition has been recommended.

Minerals: As the proposal is within a minerals safeguarding area, it must comply with Policy CW22 (Locational Constraints – Minerals) of the LDP. This policy does not allow proposals for permanent development or uses within identified mineral safeguarding areas, but makes an exception for extensions to existing buildings, and it is noted that the proposed café/office accommodation building involves an extension to an existing building. In respect of the rest of the development, a condition has been recommended for the removal of the buildings when no longer required. While this does not result in them being a temporary use as no time limit is proposed for their use, it is noted that the shelters are timber buildings that can be easily removed and a condition is also recommended to ensure buildings are simple timber constructions that can easily be dismantled. As such, it is not considered the proposal unduly inhibits the ability to extract sandstone from the ground at some point in the future.

Ecology: Although the site is adjacent to the Gwaun Gledyr Site of Special Scientific Interest, Natural Resources Wales have not raised any concerns with regard to the impact of the proposal on the SSSI. The Council's Ecologist has not raised any objection either in respect of ecology (see above).

Drainage: Foul sewage would be treated with an individual private sewage treatment plant, and it is accepted the site is too far away from the mains sewer for a connection to be realistically achieved.

A Flood Consequences Assessment and Drainage Strategy has been submitted. This advises that SUDS features will be used to manage surface water run-off.

Although small areas of the site are considered at risk of surface water/small water course flooding, flood risk is not considered a significant issue for the determination of this application. The informatives requested by the Council's Drainage Engineers have been recommended. It is considered that further matters in relation to drainage should be addressed through the Sustainable Drainage Approval Body(SAB) process.

Transport: A condition has been recommended for the provision of 10% of parking spaces as electric vehicle spaces and for travel plan, in accordance with Policy 12 of Future Wales.

Neighbour Amenity: Providing the times that visitors access the site are within the daytime only, it is not considered that Farm Park has a significant impact on the amenity of neighbours. The opening hours given for the premises are 9:00-18:30 and a condition is recommended restricting the opening hours to these.

Comments from Consultees: In respect of the comments from the Council's Waste Management and Operations Team, there is considered to be sufficient space on site to accommodate bin storage.

The condition requested by the Environmental Health Team has been recommended.

Comments from public: It is considered that matters raised by members of the public have been largely discussed above. In respect of the management of the facility, it should be noted that the premises is also subject to controls by the Council's Licensing Team. In respect of any potholes in the adopted highway, this is a matter for the Council's Highways Team to deal with directly.

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 is hereby approved in accordance with the following plans and documents:
 - 100 Rev B Site Location Plan;
 - 04 Rev E Proposed Block Plan- South;
 - 05 Rev F Proposed Block Plan- North;
 - 06 Rev E Proposed Block Plan- West;

08 Rev B Proposed Ground Floor, Elevations and Block Plan (Café & Office Accommodation);
 09 Rev B Proposed First Floor (Café & Office Accommodation);
 10 Rev B Proposed Winter Shed Layout (10.8m x 27m);
 11 Rev B Proposed Winter Shed Layout (12m x 27m);
 12 Rev B Existing Prairie Dogs Shelter;
 13 Rev B Reindeer Lodge;
 14 Rev B Proposed Reception/Coffee Shop Building;
 15 Rev B Existing Cow Shed;
 16 Rev B Existing Double Horse Shelter;
 17 Rev B Existing Double Horse Stable;
 18 Rev B Existing Store Building;
 19 Rev B Existing Pig Shelter;
 22 Rev B Existing Animal Shelter;
 23 Rev B Existing Animal Shelter 02;
 24 Rev B Horse Petting Shelter/Stable;
 26 Rev B Rabbit & Guinea Pig Petting Shelter;
 28 Rev B Reindeer Lodge Layout;
 29 Rev B Existing Pig Shed;
 31 Rev B Existing Emus Shed;
 32 Rev B Existing Polytunnel Layout;
 34 Rev B Proposed Block Plan – North (Car Park);
 35 Rev F Proposed Block Plan – North (Tree Constraints Plan);
 36 Rev B Proposed Block Plan - South (Tree Constraints Plan);
 37 Rev B Proposed Block Plan – West (Tree Constraints Plan).
 REASON: To ensure that the development is only as approved by the Local Planning Authority.

- 02) The site shall be used as a farm park facility and for purposes incidental to this use and for no other purposes whatsoever.
 REASON: To ensure the use remains appropriate to its countryside location, in accordance with Policy CW15- General Locational Constraints of the Local Development Plan.
- 03) The proposed winter sheds shall be used for accommodation for animals, and storage of animal feed and other equipment for the care of the animals at the Farm Park only and for no other purposes whatsoever.
 REASON: To ensure the use of the buildings is appropriate to their location and in accordance with Policy CW15 of the adopted Caerphilly Local Development Plan up to 2021.
- 04) The cafe and coffee shop hereby approved shall be used by staff and paying customers of the wider farm park site only and shall not be accessible to customers arriving at the site solely to use the cafe and coffee shop. The café and coffee shop shall only be open to customers between 9:00 and 18:30 on any day and at no times when the wider farm park site is closed to customers.

REASON: To prevent excessive traffic movements, ensure the development remains appropriate in its countryside setting, in the interests of neighbour amenity and in accordance with Policies CW2, CW3 and CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 05) The use hereby permitted shall not be open to customers outside the following times 09:00-18:30 on any day.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The existing car park as shown on Drawing No.33 Rev B shall be maintained free of obstruction for the parking and turning of vehicles only, and for no other purposes.
REASON: In the interests of highway safety, and in accordance with Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) In the event that any building hereby approved, with the exception of the cafe and office building, is not used for a purpose incidental to the farm park business for a continuous period of 12 months or more, the building shall be demolished and the land returned to its previous condition.
REASON: To ensure the buildings are removed in the event they are no longer required, in accordance with Policy CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Within 6 months of the date of this permission, or prior to the commencement of any vegetation clearance, works or development to construct the café and office building extension, proposed reindeer lodge or proposed reception/coffee shop building, whichever is the sooner, a detailed scheme of hard and soft landscaping and a programme for the provision of the landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall be based on the submitted Green Infrastructure Strategy, and shall include (but not exclusively):
- a). Detailed Planting Plans including the exact location, of trees and hedgerows, their species / mixes, sizes, numbers, means of protection, mulching, cultivation & soils, seeding mixes and sowing rates;
 - b). Detailed specification for all planting including trees, hedgerows, native climbing plants, grass seeding;
 - c). Appropriate tree pit designs and rooting volumes and hedge planting methods;
 - d). Additional hedgerow planting on the eastern boundary of the carpark;
 - e). Boundary treatments including plans and details of the design, materials and heights of all proposed new boundaries and all new stockproof fencing and any protection for new planting including trees within the carpark and the recommended additional hedgerow within the carpark;
 - f). Details of green infrastructure and biodiversity enhancements;
 - g). A programme for implementation.

The agreed scheme of landscaping shall be implemented in accordance with the agreed programme. Any trees or plants which within a period of 10 years from the completion of the development die, 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 order to ensure that the site is landscaped and is maintained in the interests of the visual amenity of the area in SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 09) No vegetation clearance, works or development shall take place in order to construct the café and office building extension, proposed reindeer lodge or proposed reception/coffee shop building until an arboricultural method statement in respect of the trees in the vicinity of each of those buildings has been submitted to and agreed in writing with the Local Planning Authority to demonstrate how the trees will be protected during construction. This shall be informed by an arboricultural impact assessment. The development shall thereafter be carried out in accordance with the agreed details.
REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) Within 6 months of the date of this permission, or prior to the commencement of any vegetation clearance, works or development to construct the café and office building extension, proposed reindeer lodge or proposed reception/coffee shop building, whichever is the sooner, a Landscape and Tree Management Plan, for all trees and landscaping on site, both existing and proposed shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall be informed by an arboricultural impact assessment. It shall include management responsibilities and inspection/maintenance schedules for all trees and landscape areas and measures to ensure the long term health of the trees on the site. The plan shall be carried out as agreed from the date that its details are agreed by the Local Planning Authority and shall last for at least 10 years from the date of its submission.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) Within 6 months of the date of this permission, a scheme for the provision of parking spaces with electric vehicle charging points, equivalent to 10% of the car parking capacity within the car park shall be implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.
REASON: To provide appropriate electric vehicle infrastructure to comply with Policy 12 of Future Wales: The National Plan 2040.

- 12) Within 6 months of this permission, a scheme for the storage of animal foodstuffs, and the storage and disposal of waste and manure shall be implemented in accordance with details that shall have been first submitted to and agreed in writing with the Local Planning Authority.
REASON: To prevent pollution in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) Prior to the construction of the reception and coffee shop building, and each of the winter sheds, a statement shall be submitted to and agreed in writing by the Local Planning Authority describing the method of construction and foundation of the buildings. The statement shall demonstrate the buildings are to be completed without the use of interior blockwork walls. The development shall be carried out in accordance with the agreed details.
REASON: To ensure the buildings can be easily removed in the event they are no longer required, in accordance with Policy CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Prior to the construction of the cafe and office building extension, winter sheds, reception and coffee shop building, proposed horse shelter, proposed reindeer lodge and proposed toilets hereby approved details of the external materials to be used, in electronic or printed format, for all the aforementioned buildings as well as plans and elevations for the horse shelter and toilets 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, and in accordance with Policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Prior to the first beneficial use of the extended cafe/office building hereby approved, either a 3-nest chamber sparrow terrace or a 3-chamber swift box shall be attached to the building at the gable apex or at the eaves on the northern or eastern 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, and in accordance with Policy SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021, Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales Edition 12 (2024) and TAN 5 Nature Conservation and Planning (2009).

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

WARNING - SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991) / CAERPHILLY COUNTY BOROUGH COUNCIL LAND DRAINAGE BYELAWS (2018) REQUIRED: Please note that Caerphilly County Borough Council operate Land Drainage Byelaws and that works on a near a watercourse may require Ordinary Watercourse Consent (OWC).

The erection or construction of any Building or Structure within the Byelaws distance is only permitted following written consent from the Lead Local Flood Authority. Planning Permission granted here does not remove the requirement for approval from the Lead Local Flood Authority to be obtained. You are advised to contact the Lead Local Flood Authority. Their contact details are provided below:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: <https://www.caerphilly.gov.uk/Services/Roadsand-pavements/Flood-riskmanagement/Consent-to-work-on-an-ordinary-watercourse>

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Application Number: 24/0120/LA

Date Received: 23.02.2024

Applicant: ISG Ltd On Behalf Of Caerphilly County Borough Council

Description and Location of Development: Erect new leisure and wellbeing hub including swimming pool, studios and fitness suite, along with associated car parking and landscaping - Land At Grid Ref 316303 186554 Caerphilly Business Park Caerphilly

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: The site is to the west of Caerphilly Business Park.

Site description: The site is currently vacant land. It was previously used as a railway goods yard and scrapyard and has subsequently been regenerated into a plateau to accommodate future development. This included woodland planting on the site boundaries although the development plateau has re-vegetated as scrub in the intervening period. The site is approximately 1.7 hectares in size.

Development: A new leisure and wellbeing hub is proposed, which includes a swimming pool, studios, sports hall, squash courts, health suite, fitness suite, adventure play, tag active area and café.

Dimensions: The proposed building has a frontage width of 68 metres and is 69.5 metres in length at its longest point. The gross internal floor space of the building that is proposed is 5581 squares metres. The building would have two floors, although the sports hall and pool hall have a double height ceiling. The building is 13 metres in height to its highest point.

Materials: The building is proposed to be finished in a range of materials, including metal cladding, timber or timber effect cladding, composite cladding panels, and aluminium curtain walling and glazing. A green roof is also proposed on part of the building.

Ancillary development, e.g. parking: The external area will largely be taken up by car parking, and areas for landscaping, habitat and Sustainable Drainage (SUDS) are also proposed. Cycle parking is proposed as part of the development, with stands outside the building and a separate cycle “shed” in the car park area. The existing pathway from the site access to Caerphilly Business Park is proposed to be removed and re-provided within the site to the north of its existing location.

PLANNING HISTORY 2010 TO PRESENT None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021.

Site Allocation: The site is in the settlement boundary and is allocated for employment uses under policy EM1.12 of the Local Development Plan.

Policies: SP3 - Development Strategy - Development in the Southern Connections Corridor (SCC), SP4 - Settlement Strategy, SP5 - Settlement Boundaries, SP6 - Place Making, SP10 - Conservation of Natural Heritage, SP21 - Parking Standards, CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW3 - Design Considerations – Highways, CW6 - Trees, Woodlands and Hedgerow Protection, CW13 - Use Class Restrictions- Business and Industry; CW15 - General Locational Constraints.

Supplementary Planning Guidance LDP 4 – Trees and Development (2017), LDP 5 – Car Parking Standards (2017), Caerphilly Basin Masterplan (2018).

NATIONAL POLICY Future Wales 2040: The National Plan (2021): Policy 1 (Where Wales will grow), Policy 2 (Shaping Urban Growth and Regeneration – Strategic Placemaking), Policy 3 (Supporting Urban Growth and Regeneration – Public Sector Leadership), Policy 6 (Town Centre First), Policy 9 (Resilient Ecological Networks and Green Infrastructure), Policy 12 (Regional Connectivity), Policy 13 (Supporting Digital Communications), Policy 33 (National Growth Area – Cardiff, Newport and the Valleys)

Planning Policy Wales (Edition 12, 2024)

Technical Advice Notes: 5 – Nature Conservation and Planning (2009), 11 – Noise (1997), 12 – Design (2016), 16 – Sport, Recreation and Open Space (2009), 18 – Transport (2007), 23 – Economic Development (2017).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, the site is partially within an area considered at high risk due to past coal mining activities. However, a Coal Mining Risk Assessment has been submitted and the Coal Authority have not raised an objection.

CONSULTATION

The Coal Authority - No objection raised.

Senior Arboricultural Officer (Trees) - No comments made.

Natural Resources Wales - Have concerns, but are satisfied these can be overcome by attaching conditions to any planning permission granted.

Environmental Health Manager - No objection, subject to conditions.

Estates Manager - Property Division - No comments to make.

Waste Strategy And Operations Manager - The bin storage area would be preferred nearer the main access, but as long as the access is kept clear on collection day then the location should be satisfactory. The compound will need to be large enough to accommodate a number of bins/sacks to comply with the recycling regulations for businesses.

Dwr Cymru - Request conditions in respect of not bringing the building into use until reinforcement works have been undertaken to the public sewerage system, providing a grease trap and providing a potable water scheme. Request advisory notes in respect of a range of issues.

Strategic & Development Plans - No objections raised on policy grounds.

Heritage Officer - Peter Thomas - No comments made.

Placemaking Officer - Douglas McGlyn - Provides design advice, including the need for more soft landscaping in the parking area, and revisions to the materials used on the exterior of the building.

Van Community Council - No comments made.

Caerphilly Town Council - No comments made.

Police Architectural Liaison Officer - Have provided design advice in respect of the security of the proposed development.

Glamorgan-Gwent Archaeological Trust - No objections.

Chief Fire Officer - No objection.

CADW - No comments made.

Transportation Engineering Manager - CCBC - No highway objection raised subject to conditions.

Landscape Architect - CCBC - Requests a revision to the plans to address a discrepancy in the number of trees shown, also requests further details in respect of planting, an increase in the size of shrubs proposed and conditions in respect of the proposed off-site woodland planting, on-site tree protection, hard landscaping and changes to the materials proposed for the outside of the cycle shelter

Ecologist - Recommends the inclusion of planning conditions to secure biodiversity conservation and enhancements on site.

Senior Engineer (Drainage) - The updated drainage layout is agreed, but there is a discrepancy between the drainage plans and the landscape plans in respect of the trees shown. The engineer's drainage details have not been submitted. Request advice notes in respect of the potential need for approval under the Land Drainage Act 1991 and Land Drainage Byelaws 2018 and the need for Sustainable Drainage Approval (SAB consent). Request additional information in the form of a Drainage Statement.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by a press notice, site notices and letters to neighbouring properties.

Response: One Councillor has submitted a representation of support. One neutral representation has been submitted from a member of the public.

Summary of observations: The Councillor's representation of support advises that they have absolutely no objections and fully support the scheme.

The member of the public's representation advises that the facility sounds fantastic but the depth of the main swimming pool at 1.1 metres is too shallow for teaching higher level swimming classes or allowing competitive swimming to take place.

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?

The Gwent Police Designing Out Crime Officer has not raised any objections to the application. Advice provided in respect of security that has been passed on to the applicant for consideration. A condition is also recommended for mitigation at the front of the building to prevent vehicle encroachment in this area. It is noted that the Police Counter Terrorism Security Advisor for Wales was also consulted but has not responded.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? An ecological assessment has been submitted. The Council's Ecologist has requested conditions for biodiversity

conservation and enhancement measures, which have been recommended. Subject to these conditions, the proposal is not anticipated to have a significant impact on any protected wildlife species.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes. A café is proposed on the ground floor of the building. Any floor space within an A3 use would be liable for a CIL charge of £25 per square metre.

ANALYSIS

Policies: The site is allocated as a primary employment site under Policy EM1 of the Local Development Plan (allocation EM1.12).

Principle of the Use: The need to refurbish or replace the existing leisure centre at Virginia Park as it is “ageing with high maintenance liabilities and in its current form is incapable of offering the varied range of services demanded in the 21st century” is recognised in the Caerphilly Basin Masterplan. This application proposes the replacement of the existing leisure centre with a modern leisure and wellbeing hub.

The proposal is considered to be a D2 use. Policy CW13 of the Local Development Plan states that on sites allocated or identified as primary employment sites, development will only be permitted if it is:

- i. within uses classes B1, B2 or B8;
- ii. an appropriate sui generis use (examples include a builder’s merchant, a freight contractor’s yard, vehicle depots and taxi control offices);
- iii. to provide an ancillary facility or service to the primary employment use.

The proposed use of the site would therefore be a departure from the adopted development plan. It is however acknowledged that the site has remained vacant since the adoption of the LDP in 2010.

As part of the of the evidence base for the 2nd Replacement LDP the Council commissioned an employment land review for the plan which was concluded in 2020. The purpose of this study was to assess the future suitability of existing and proposed sites for employment use, based upon 3 factors, namely accessibility, environmental factors and market attractiveness. The study considered the application site and concluded that the site should be retained for class B uses. However, the assessment conceded that viability issues may exist in terms of bringing this site forward under the employment allocation, and due to its scale and value it would be limited to satisfying local need through the provision of smaller business units.

In addition to the above, Policy 6 (Town Centre First) of Future Wales requires that significant new commercial, retail, education, health, leisure and public service facilities

must be located within town and city centres. It further requires that they should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. This development falls outside the defined Principal Town Centre boundary for Caerphilly. In this circumstance, Future Wales and Planning Policy Wales require the type of development proposed here to be subject to a sequential approach to its site selection, to ensure all potential retail and commercial centre options and then edge of centre options for the development are thoroughly assessed before out of centre sites are considered.

The site is considered to be an edge of centre site due to the relatively short walk from it to the Principal Town Centre as defined by the LDP and to Caerphilly's transport interchange, with the site being approximately 600 metres from these.

An assessment has been carried out of sites for the purpose of the sequential test and submitted as part of the planning application. A number of sites in Caerphilly were identified for consideration. The assessment concluded that there are no alternative potentially suitable and/or available sites which could accommodate the proposed development either located within or on the edge of Caerphilly Town Centre. This conclusion is accepted.

It is noted that the Town Centre First Policy requires developments to have good access by public transport, this being a reason for the policy preferring the location of significant new developments including leisure proposals in town centres. The relatively short distance of approximately 600 metres from the site to the Caerphilly Transport Interchange (also see below) means the site is in a good location to take advantage of the town centre transport links.

To conclude, the development of this site would be a departure from the Local Development Plan. However, given the need for and benefits to the community provided by a modernised leisure and wellbeing facility, that the site has been allocated as an employment development site and not developed for this purpose during the Local Development Plan period, the uncertainty regarding its viability for this purpose going forward, the lack of sequentially preferable sites available for a leisure development, and the site's proximity to the town centre and interchange, it is considered that the principle of developing the site for a leisure and wellbeing hub is acceptable as a departure from the development plan.

Transport Considerations: Criterion D of Policy SP6 of the Local Development Plan favours sustainable transport, and Criterion Bi of Policy CW3 (Design Considerations – Highways), requires the promotion of the interests of pedestrians, cyclists and public transport before that of the private car. As set out above, the site is located approximately 600 metres from Caerphilly's Transport Interchange. This provides opportunities for access by public transport and active travel, although it is acknowledged that there is currently no continuous footway connecting the site to the interchange via the most direct route to this. The site is also a similar distance to the Principal Town centre as defined by the LDP.

A transport assessment, including a travel plan, has been submitted with the application. One of the targets of the travel plan is to reduce car trips by 5%, and therefore encourage trips to the site by more sustainable means. A condition is recommended for the final version of the travel plan.

The development of the site will result in the removal of the existing pathway from the site access to Caerphilly Business Park, and its replacement with an active travel route that crosses in the site in front (to the south of) the building. A short section of this route will need to be provided off site in order to connect the route with the Business Park. This is shown on the proposed site layout plan. An email has been provided by the applicant from the Business Park Management advising that subject to certain design details they are happy in principle with what is proposed. A condition is recommended to secure the provision of this link.

Subject to the above mentioned conditions and others to secure access, parking and active travel arrangements, the proposal is considered to be acceptable in respect of its transport impacts. The conditions recommended reflect those requested by the Council's Transportation Engineers. This is with the exception of the condition recommended in respect of surface water run-off not discharging on to the public highway nor connecting to the highway drainage, which has not been recommended as it is considered this matter is more appropriately addressed through the SAB process (see below).

Design and Placemaking: Placemaking principles are set out in the Placemaking Wales Charter in Planning Policy Wales.

Policy SP6 (Place Making) of the Local Development Plan requires that development proposals should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features.

The design of the proposed building is considered an acceptable contemporary design for the leisure and wellbeing building proposed, with the overhanging rising roof, cladding and circular seating area at the southwest corner providing visual interest and a focal point for the building. It is however considered that the final details of the type, extent and arrangement of finishing materials should be agreed through a condition, which has been recommended. It should be noted that although the plans suggest that cladding on the building could be either timber or timber effect, natural wood cladding would be expected to be used on the north west and south west elevations as this represents an important design feature positively contributing to the appearance of the building.

The proposal is not considered to have any significant impacts on the historic environment. Matters related to the natural environment are discussed below.

Green Infrastructure: A tree survey and arboricultural impact assessment have been undertaken. A number of trees will have to be removed to facilitate the development.

These have all been classified in the report as Category C (fair quality) trees. A green infrastructure statement has also been submitted with the application.

Ponds have been introduced into the scheme to provide compensatory habitat for an existing pond which is to be removed. Marshy grassland planting has been proposed around the proposed ponds and a green roof is proposed with a species mix that provides habitat for dingy skipper butterfly, which is a priority species under Section 7 of the Environment Act (Wales) 2016. The Council's Ecologist has requested conditions to ensure biodiversity compensation and enhancement measures are secured, and conditions have been recommended in respect of ecology to reflect those requested by the Council's Ecologist.

Paragraph 6.4.42 of Planning Policy Wales Edition 12 requires compensatory tree planting for trees lost. While the existing woodland planting around the site boundaries has been largely retained within the scheme, some is proposed to be lost to accommodate the scheme. A plan has been submitted which shows 2,321 square metres of woodland planting as being lost in this respect. In addition, scrub trees that have grown in the centre of the site are proposed to be cleared to accommodate the development.

Landscaping plans have been provided showing additional tree planting, but due to site constraints it is not considered possible for sufficient compensatory tree planting to be provided on site. As such a condition is recommended providing for compensatory tree planting off site. Such planting will be accommodated on an existing Council owned site elsewhere within the County Borough.

Paragraph 6.4.42 of Planning Policy Wales requires woodland or shelterbelt areas lost to be replaced at a scale, design and species mix reflective of the area of that lost. The proposed off-site compensatory planting here is 4910 square metres of broadleaved woodland planting to compensate for the loss of the woodland planting on site. The additional 2589 square metres to be provided is to compensate for the 5178 square metres of scrub to be lost on the development site. The area of off-site compensatory planting to be provided for this purpose is less than the area of scrub lost as the broadleaved woodland planting would be considered of greater biodiversity value than self-seeding scrub. The proposals for compensatory planting are considered acceptable in principle and the details of this will need to be submitted via the recommended condition.

In respect of the Landscape Architect's comments, a revised proposed site plan has been submitted to correct a discrepancy with the landscape plan in respect of the number of trees shown in the car park. It is considered that the other matters raised by the Council's Landscape Architect can be addressed through the recommended conditions for a final landscaping scheme, landscape and biodiversity management plan, compensatory tree planting, an arboricultural method statement and details of finishing materials.

Comments from Consultees: In respect of Natural Resources Wales's concerns regarding contaminated land, conditions have been recommended to address these matters. Conditions have also been recommended to reflect those requested by the Council's Environmental Health Officers.

In respect of the comments made by the Council's Drainage Engineers, the requested informatives have been recommended. It is considered that further matters related to drainage are most appropriately addressed through the SAB process. Should the SAB process require any further alterations to the tree planting or other landscaping proposed, this can be addressed through the recommended final landscaping condition. Conditions and informatives have been recommended to reflect the matters that Dwr Cymru Welsh Water have raised.

Comments from public: In respect of the concern raised regarding the depth of the swimming pool, this is a specific matter regarding the internal design of the facilities and is not considered to be a matter relevant to the determination of the planning application.

Other material considerations: In accordance with Future Wales, conditions are recommended for the provision of electric vehicle parking spaces and gigabit capable broadband infrastructure.

In addition, while the proposed site levels are considered to be broadly acceptable, a condition is recommended for the final details of these.

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 12 has also been published on 7th February 2024. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 12 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 12.

RECOMMENDATION that Permission be GRANTED

- 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:

AL004-WBA-XX-00-DR-A-20_100 Rev P7 L00 Floor Plan – Proposed.

AL004-WBA-XX-01-DR-A-20_101 Rev P6 L01 Floor Plan – Proposed.

AL004-WBA-XX-RF-DR-A-27_100 Rev P3 Roof Plan – Proposed.

AL004-WBA-XX-XX-DR-A-20_200 Rev P6 Elevations – Proposed.

AL004-WBA-XX-XX-DR-A-20_302 General Arrangement Sections.

AL004-WBA-XX-XX-DR-A-90_100 Site Location Plan.

AL004-WBA-XX-XX-DR-A-90_201 Proposed Cycle Hub.

CLC-WBA-XX-XX-D-A-90102 Rev P10 Site Plan Proposed.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.

The scheme shall include:

(i) control of noise,

(ii) control of dust, smell and other effluvia,

(iii) control of surface water run off,

(iv) site security arrangements including hoardings,

(v) proposed method of piling for foundations,

(vi) construction and demolition working hours,

(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

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

- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority, to accommodate:

(a) Parking of vehicles of site personnel, operatives and visitors,

(b) Loading and unloading of plant and vehicles,

(c) Storage of plant and materials used in constructing the development,

(d) Wheel cleaning facilities;

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written agreement of the Local Planning Authority.

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

- 05) Prior to the commencement of development, a Construction Environment Management Plan (CEMP) to prevent impacts on wildlife shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP shall be implemented as agreed throughout the construction period.
REASON: To protect the environment, and in accordance with Policy SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021, Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024), Tan 5 Nature Conservation and Planning (2009) and BS5837:2012.
- 06) Prior to the commencement of the development hereby approved, an arboricultural method statement for works to trees and the protection of trees during construction shall be submitted to and agreed in writing by the Local Planning Authority. This shall include the method for thinning the woodland to the west of the building hereby approved, which shall be undertaken following the advice of a qualified arborist. The works shall be carried out in accordance with the agreed details.
REASON: To ensure the protection of the trees on the site, and in accordance with Policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Prior to the commencement of development, a Biodiversity Strategy shall be submitted to and agreed in writing by the Local Planning Authority. The strategy shall include, but not be exclusively limited to: a clear timetable for site clearance (to include reptiles, hedgehog, amphibians, birds and orchid translocation); a strategy for the protection of reptiles (including, but not exclusively limited to: habitat management/ enhancement and remedial measures); ensuring wildlife access under fences/boundary features; and a post development monitoring strategy for a period of no less than 10 years from the first beneficial use of the building. The strategy shall be implemented as agreed.
REASON: To secure mitigation, compensation and enhancement measures for biodiversity on site, and in accordance with Policy SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021, Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009).
- 08) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is

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

REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

- 09) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 10) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 11) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and agreed in writing by the Local Planning Authority. The remediation strategy shall be carried out as agreed.
REASON: To protect public health and in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) Notwithstanding the submitted plans, development shall not commence until details of the full engineering design of the access to the existing highway network and proposed active travel provisions within the development and linking to Caerphilly Business Park have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented on site prior to beneficial use of the development.
REASON: To ensure the adequacy of the proposed access and active travel route, in the interests of highway safety and the free flow of traffic, and in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and agreed in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the agreed details.

REASON: Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development, and in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 14) Prior to the commencement of the development hereby approved, the final details of the ground levels and finished floor level of the building shall be submitted to and agreed in writing by the local Planning Authority. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of visual amenity, in accordance with Policies SP6 and CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) No buildings on the application site shall be brought into beneficial use until such time as reinforcement works to the local public sewerage system, into which the development shall drain, have been completed as identified in a Hydraulic Modelling Assessment and written confirmation of this has been issued to the Local Planning Authority.
REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, and in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) No development shall take place until a potable water scheme to serve the site has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the agreed details.
REASON: To ensure the site is served by a suitable potable water supply, and in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to the commencement of the use of the building hereby approved, a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and agreed in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the agreed scheme.
REASON: In the interests of the amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 18) Prior to the first beneficial occupation of the development hereby approved a scheme for on-site refuse storage (including any open air storage facilities) and for waste material awaiting disposal (including details of any screening) shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities

shall be provided in accordance with the agreed details prior to the first beneficial occupation of the development.

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

- 19) Prior to the first beneficial occupation of the development hereby approved, a scheme shall be submitted to and agreed 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 and biodiversity, and in accordance with policies SP10 and CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 20) Notwithstanding the submitted details, prior to the commencement of the development a scheme depicting hard and soft 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 and/or seeding season following the first beneficial use of the development. 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 policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 21) A Landscape and Biodiversity Management Plan for a period of no less than 10 years from the first planting season following the first beneficial use of the building, including:
(a) long term design objectives,
(b) management responsibilities,
(c) maintenance schedules for all landscape and habitat areas,
(d) provision for an annual report detailing the results to be submitted to the Local Planning Authority detailing the results and any remedial actions undertaken, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The management plan shall be carried out in accordance with the agreed details.
REASON: To ensure that the landscaping and habitat areas are maintained in the interests of the visual amenity and to secure measures for the conservation and enhancement of biodiversity in accordance with policies CW2, SP6 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021, Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009).

- 22) The approved use shall not commence until an adequate grease trap has been fitted in accordance with details that have been first submitted to and agreed in writing by the Local Planning Authority. Thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.
REASON: To protect the integrity of the public sewage system and ensure the free flow of sewage, and in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 23) Notwithstanding the submitted details, prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and agreed in writing by the Local Planning Authority. This shall include the use of natural timber cladding on the leisure and wellbeing hub building. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of the visual amenity of the area, and in accordance with Policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 24) At least 10% of car parking spaces within the car parking area shall be provided with electric vehicle charging points in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority prior to the first beneficial use of the building hereby approved. The scheme shall set out a timescale for the provision of all charging points, which shall include at least 5 of the charging points being provided and fully operational on the opening of the building to the public. The charging points shall be provided as agreed.
REASON: To provide appropriate electric vehicle infrastructure to comply with Policy 12 of Future Wales: The National Plan 2040.
- 25) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 26) The development shall not be brought into beneficial use until parking has been provided for 110 cycles in accordance with the details shown on the approved plans AL004-WBA-XX-XX-DR-A-90_201 Proposed Cycle Hub and CLC-WBA-XX-XX-D-A-90102 Rev P10 Site Plan Proposed, and those areas thereafter shall not be used for any purpose other than the parking of cycles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 27) Prior to the commencement of the use hereby approved a scheme for the ventilation of the premises including any external openings and flues shall be

installed in accordance with details that shall have been submitted to and agreed in writing with the Local Planning Authority.

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

- 28) No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building(s) and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 29) Prior to the first beneficial use of the building hereby approved, mitigation measures to prevent vehicle encroachment into the area at the front of the building shall be fitted in accordance with details to be first submitted to and agreed in writing by the Local Planning Authority.
REASON: In the interests of site security, and in accordance with Policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 30) The development hereby approved shall not be brought into beneficial use until an active travel link has been provided through to the adjacent highway in Caerphilly Business Park as shown on the approved plan CLC-WBA-XX-XX-D-A-90102 Rev P10 Site Plan Proposed.
REASON: To ensure the existing link is appropriately replaced, and in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021.
- 31) The erection of the building hereby approved shall not progress beyond slab level until a site has been identified for the provision of at least 0.491 hectares of off-site woodland tree planting to compensate for trees to be felled on the site and the details of this have been submitted to and agreed in writing by the Local Planning Authority. The identified compensation site shall be informed by an ecological survey, which shall be submitted as part of the details for agreement. Prior to the first beneficial use of the development hereby approved, a scheme for the off-site woodland tree planting on the agreed compensation site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a timescale for planting the trees; detailed suitably scaled planting plans showing the native species mix, plants sizes, planting numbers, planting method and protection of the trees; and a woodland management plan for at least 10 years from the date that the last tree is planted. The scheme shall be carried out in accordance with the agreed details.

REASON: To ensure adequate compensation for trees to be felled, and in accordance with Policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021 and Chapter 6 of Planning Policy Wales Edition 12.

- 32) The development hereby approved shall make provision for gigabit capable broadband infrastructure to serve the approved development. The necessary infrastructure required shall be installed prior to the first occupation of the building.

REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.

- 33) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

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

Advisory Note(s)

(1) Notification of initiation of development and display of notice:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) legible and easily visible to the public without having to enter the site; and

(c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

(2) In respect of the details required to discharge the landscaping condition (condition 20), the following details would be expected to be submitted (but not exclusively so) as part of final landscaping scheme:

Protection from vehicles for all trees within the car parking area, in the form proprietary steel painted guards;

A suitably scaled plan and detailed drawing showing the below ground load supporting crate system and available rooting volume, means of watering and aeration and soil make up for each tree planted within the car parking area;

Below ground support for trees at the site entrance associated with the new building and Acer campestre 'Streetwise' located in the larger carpark;

Composted bark mulch at 1.2m dia. and 75mm depth and protection with a strimmer guard for all trees located within grass wildflower meadows including SuDS areas;

Larger sizes for ornamental shrubs given the importance of the proposed development and location at the entrance and approach to the building, in a revised planting plan;

Clarification of the planting details along with maintenance details for the green roof;

A landscape specification for all planting and seeding, with details on means of planting and seeding, operations, ground preparation, watering etc;

Details of surfacing materials, boundary treatments and walls;

Suitable habitat for the dingy skipper butterfly;

The recreation of areas of marshy grassland;

Street furniture, including benches, cycle parking, bike shelter, bins, bollards and appearance of lighting, any free standing CCTV.

(3) 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

(4) WARNING – SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991) / CAERPHILLY COUNTY BOROUGH COUNCIL LAND DRAINAGE BYELAWS (2018) REQUIRED:

Please note that Caerphilly County Borough Council operate Land Drainage Byelaws and that works on a near a watercourse may require Ordinary Watercourse Consent (OWC).

The erection or construction of any Building or Structure within the Byelaws distance is only permitted following written consent from the Lead Local Flood Authority. Planning Permission granted here does not remove the requirement for approval from the Lead Local Flood Authority to be obtained.

You are advised to contact the Lead Local Flood Authority. Their contact details are provided below:

Phone: 01443 866511 Email: drainage@caerphilly.gov.uk

(5) If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru/Welsh Water. Please note that the process for applying for a Discharge Consent is independent of the planning process and an application for consent may be refused even though planning permission may have already been granted.

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

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

The planning permission hereby granted does not extend any rights to carry out any works permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact DCWW's new connections team on 0800 917 2652 for further information on water and sewerage connections.

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

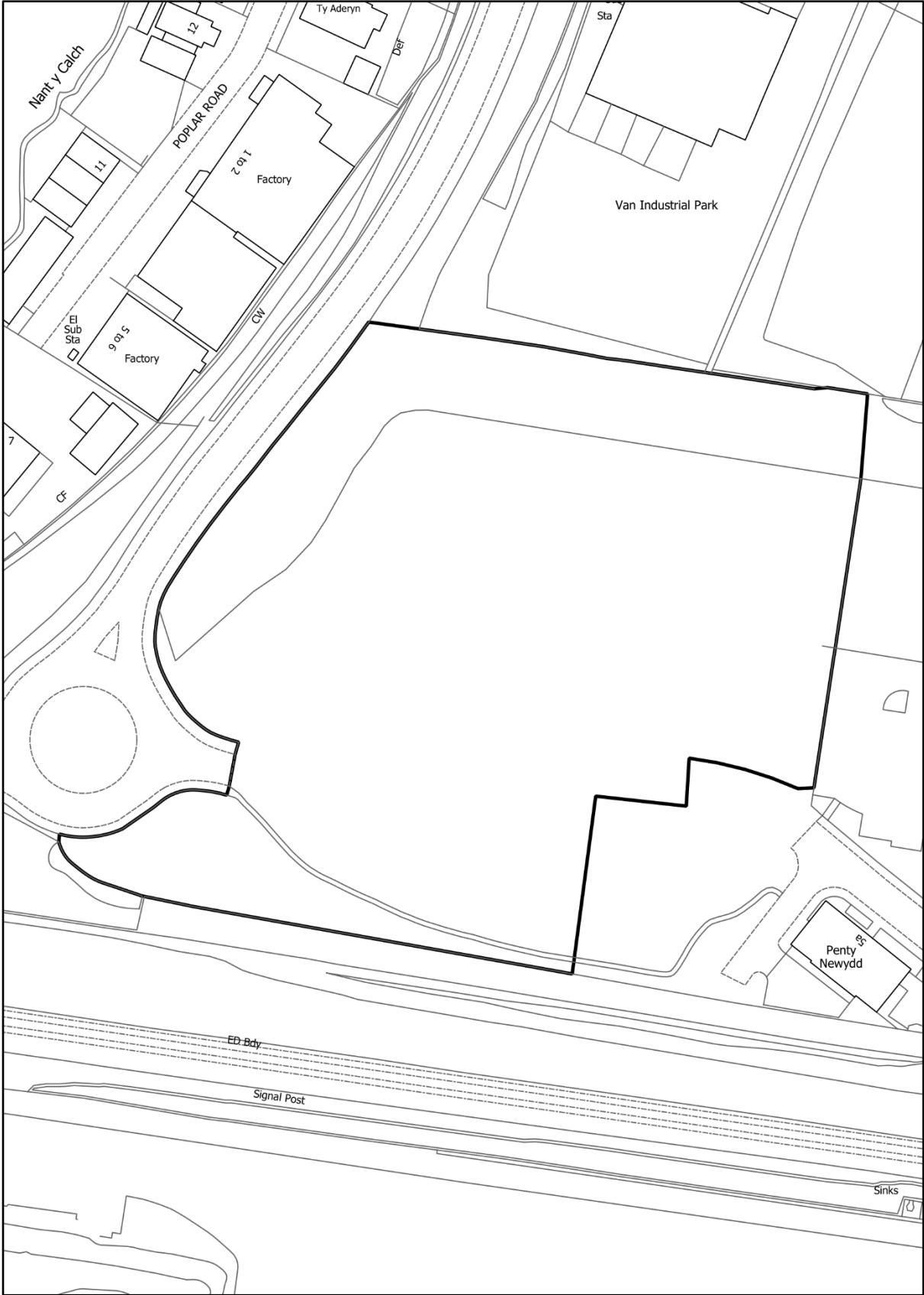
(9) The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit.

Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

Natural Resources Wales recommends that developers should:

1. Follow the risk management framework provided in Land contamination risk management (LCRM)
2. Refer to 'Land Contamination: a guide for developers (WLGA, 2017) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the Environment Agency's (2017) 'Approach to Groundwater Protection'



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