

Application Number: 21/0055/FULL

Date Received: 28.01.2021

Applicant: Mr S Howell

Description and Location of Development: Erect 2 No. 3 bedroom detached dwellings - Land At Grid Ref 316873 201344 Abernant Road Markham

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located adjacent the highway of Abernant Road in close proximity to a convenience store and fast food outlets.

Site description: The application site is vacant scrubland with site levels significantly declining to the north east.

Development: Erect 2 No. 3 bedroom detached dwellings.

Dimensions: Dwelling 1: 5m (w) x 8.5m (d) x 9.8m (h).
Dwelling 2: 5m (w) x 8.5m (d) x 9.8m (h).

Materials: Brown facing brick with cream render, brown concrete roof tile, grey UPVC fenestration, brindle brick pavements, glazed balustrade and timber fencing.

Ancillary development, e.g. parking: Parking to front elevation and private garden area to rear.

PLANNING HISTORY 2010 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan (2010).

Site Allocation: Outside of the settlement boundary.

Policies Policy SP5 - Settlement Boundaries, Policy SP6 - Place Making, Policy SP14 - Total Housing Requirements, Policy SP21 - Parking Standards, Policy CW2 – Amenity, Policy CW3 - Design Considerations: Highways and Policy CW15 - General Locational Constraints.

NATIONAL POLICY Planning Policy Wales (Ed. 11).
Future Wales - The National Plan 2040.
TAN 12- Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within a low risk area.

CONSULTATION

Transportation Engineering Manager - The submitted is not annotated and therefore, accurate dimensions for car parking spaces minimum 2.4m X 4.8m must be provided. The plan also shows an area to the front of the proposed dwellings on Plot 1 for 2no parking spaces. Both dwellings require 3 No. parking spaces and a turning area so that vehicles can enter and leave the site in forward gear due to the sites proximity to the mini roundabout and the roads use by buses.

Could the applicant make these changes to the submitted plan and once its demonstrated that parking spaces and manoeuvring can be provided in accordance with the above then there will be no objection from the Highway Authority to the proposed scheme subject to conditions.

Head Of Public Protection - This Department would recommend the following conditions be added to any planning consent granted:-

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.

REASON: In the interests of the amenity of the area.

Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.

REASON: In the interests of the amenity of the area.

Senior Engineer (Land Drainage) - We have reviewed the documentation provided to support the above application and we would like to advise you of Concerns that we have regarding this Application.

Our comments are given below.

1. No drainage information has been provided for Plot 1 and only limited information for Plot 2. The information is not sufficient to enable us to give informed comment on the drainage proposals for the site.
2. The construction area is greater than 100sqm and therefore a SAB Application is required. A SAB Application has not been received and neither has the applicant sought Pre-Application Advice. We recommend that the SAB process should commence as soon as possible and preferably before planning permission is considered as the SAB process could significantly affect the site design and layout.
3. The applicant has stated that the surface water will be disposed of soakaway but has not provided soakaway tests results or provided detailed calculations for the proposed drainage system.
4. The south western corner of plot 2 is shown as being at risk of surface water flooding and the whole plot as being in an area susceptible to groundwater flooding. A number of flooding incidents have been recorded in Abernant Road in the close proximity of these plots.
5. The applicant has not demonstrated that the drainage will be designed and constructed in accordance with the Statutory Standards for Sustainable Drainage Systems.

If Planning Permission is granted we recommend that an Advisory Note be added stating that A FULL SAB Application must be submitted and approved before work is commenced on site.

Landscape Architect - Having studied the information submitted, I note the proposed site is outside of the settlement boundary, although adjacent to, and situated on steeply sloping easterly facing / falling topography. Although I am not opposed to the site being developed for residential use, the size and scale of the proposed development extending to the east appears excessive for the site, given the very steep topography. I recommend that development therefore is brought into line with the adjacent existing properties and that rear boundary extends no further than those already existing.

Should you be minded to approve the application, it will also be challenging to soften such proposal with landscaping due to the significant change in levels and this will largely be limited to the boundaries. I therefore recommend that a soft and hard boundary condition is applied, along with a condition relating to the appearance of the houses, including materials, finish / colour, in the interests of visual amenity.

Ecologist - We recommend the inclusion of one planning condition to secure biodiversity enhancement on site.

Planning Condition #1 - Biodiversity Enhancement

An integrated bird box or bat box shall be built into each of the new build at the gable apex (or at the highest point of the gable end).

REASON: To provide nesting/roosting for birds/bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Advisory #1 - Possible presence of bats

Bats use buildings for roosting and a bat roost may be present at the property and/or be affected by the works. Bats are secretive by nature and their roost site is not apparent from the outside and many householders are unaware that they have a bat roost at their property. The applicant is responsible for ensuring that a bat roost will not be affected by the works. If bats are found during the course of the works, all work must cease immediately and Natural Resources Wales contacted at the earliest opportunity for further advice on 03000 653000. A licence may be required to resume works. Bats and their roosts are protected by the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Dwr Cymru - We note that the developer has indicated that foul flows are to be disposed of via the public sewerage system and we offer no objection in principle to the foul flows discharging to the public sewer. Whereas the surface water is set to be drained to a soakaway. Therefore, to ensure there is no detriment to the public sewerage system we request that should you be minded to grant planning permission the following Condition and Advisory Notes are included. SEWERAGE Condition No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Caerphilly Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. The applicant may need to apply to Dwr Cymru/Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting

property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary 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 our new connections team on 0800 917 2652 for further information on water and sewerage connections.

Strategic & Development Plans - No response.

ADVERTISEMENT

Extent of advertisement: The application was advertised by way of site notice, press advertisement and 2 No. neighbour notification letters.

Response: 3 x third party responses objecting (summarised):

- Very busy main road with vehicles parking on the highway outside the shops and homes.
- Located on a bus route.
- When the shops have deliveries, other vehicles cannot pass.
- Proposal will increase traffic when delivering materials and new occupants vehicles.
- Site notice was not erected on the date stated by Planning Officer.
- High levels of traffic in the area from school buses, people frequenting the shops and parking outside their homes.
- Vehicles damaged by passing traffic.
- Proposal would result in the loss of on street parking.
- Proposal would result in adverse impact on mental health and wellbeing through loss of view of the mountain.
- Operating hours and early deliveries causing noise.
- Blocking view from public benches opposite site.

Summary of observations: With regard to the amount of vehicles using Abernant Road, this factor falls outside of the scope of this planning application. However, this does

highlight that there are significant pressures for on street parking and the need for turning facilities within the site in order for vehicles to enter and leave in a forward gear. This aspect will be assessed within the body of the report.

With regard to the potential blocking of a view, there is no right to a view as such this is not a material planning consideration. Due to the location of the proposal within the urban area, it is considered that the proposal would not have an adverse impact on the wider landscape character of the area.

The concerns raised with regard to working hours and noise nuisance are governed by the Environmental Protection Act 1990. Therefore, this is not a consideration under planning legislation. However, a scheme of dust and noise mitigation is secured by condition to ensure minimal impact on residential amenity during the construction process.

The site notice was displayed in accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, Part 2, Article 12. Therefore, the Local Planning Authority has carried out its responsibilities with regard to publication of the application.

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 proposal is considered to not have an adverse impact with regard to crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The proposal does represent an opportunity to secure a biodiversity enhancement. Therefore, it is secured by condition that a bird or bat box is installed at the highest point of the gable apex.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The proposal would result in the net increase of dwellings therefore, the proposal is liable for CIL. The application site is located within a lower viability area therefore, the rate of CIL is £0.

ANALYSIS

The application site is located outside of the settlement boundary as designated by the maps contained within the Caerphilly County Borough Local Development Plan (2010), and therefore the principle of the development must be considered. Local Development Plan Policy SP5 seeks to prevent inappropriate development within the open countryside, and therefore the proposal is contrary to Policy SP5. However, the purpose

of Policy SP5 is also to prevent inappropriate development within the countryside. In this regard it is important to consider the context of the application site in that it is boundary to the north west and south east by existing residential development, with the dwellings to the south east having been approved in recent years. On this basis, the proposed dwellings are considered to represent appropriate infill development that would cause limited harm to the integrity of the settlement boundary.

Infill development in the countryside is also supported in certain circumstances in Planning Policy Wales (PPW) 11th Edition (February 2021). Paragraph 3.60 of PPW11 states that "development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area." Given the proximity of the proposed dwellings to existing and new constructed dwellings; the close proximity to local nearby shops, services and public transport; as well as the scale and design of the proposed dwellings mimicking those recently constructed on the adjoining land, the development accords with this national policy guidance.

On this basis it is considered that the proposed development will not undermine the purpose of protecting the open countryside. The proposal would not undermine Policy SP5 through inappropriate development in the open countryside and would integrate with the existing role and function of the area. Therefore, the principle of the development is considered to be acceptable.

Based on the principle of the development being accepted, the material planning considerations, i.e. main issues, for this application are considered to be the acceptability of the design of the dwellings and their impact of visual amenity; the impact on residential amenity; impact on highway safety; and ecological and landscape considerations. These matters will be discussed in turn below.

In terms of the design of the proposed dwellings, it should be noted that due to the topography of the application site, i.e. a difference of approximately 6 metres from the front boundary to the rear, the dwellings have been designed to take advantage of these site level differences resulting in the appearance of 2 No. two storey detached dwellings from the front elevation, and to the rear a 3 storey dwelling. Also, the proposed scheme replicates the design of the dwelling previously approved under planning permission 16/0884/FULL. As a result, the proposed dwelling would integrate with the street scene, and would be viewed as continuation of the previously approved dwellings on the adjacent sites. The proposal is considered to represent a high standard of design which accords with the role and function of this mixed residential and commercial area. On this

basis, it is considered that the proposal would complement and integrate with the character and appearance of the area in accordance with Policy SP6 (Placemaking).

Policy CW2 relates to amenity, and states that development proposals should not have an unacceptable impact on the amenity of adjacent properties or land. The proposal does have the potential to adversely impact the amenity of the neighbouring property at No. 59 Abernant Road (located to the south east of Plot 1) and also between the two proposed dwellings by way of potential overlooking from windows located in the side elevations. In order to overcome the potential overlooking from the side elevation windows, it is secured by condition that certain windows on the first and second floors shall be obscure glazed in perpetuity to protect the privacy of existing and future occupiers. In terms of the side facing windows in the basement and ground floors of the proposed dwellings, appropriate boundary treatments will ensure privacy is respected. Such boundary treatments will be agreed and secured by way of condition.

Plot 1 is located 5.85m to the north west of the neighbouring property of 59 Abernant Road. It is noted that there are windows in the side elevation of this existing property that would be impacted by the proposed development, and in particular by Plot 1. However, the approved plans for No. 59 Abernant Road (Planning permission 16/0884/FULL) show that these windows serve a stairwell only. On this basis, whilst Plot 1 will reduce the amount of light entering these windows, such an impact would not warrant a refusal of planning permission. Due to the orientation of the application site, any shadow created would primarily fall to the north of the application site, with some shadow falling onto 59 Abernant Road in the evening. On this basis, the proposal complies with Policy CW2, and is considered to be acceptable in terms of amenity impact.

Turning to highway safety considerations, it is noted that several concerns raised by local residents related to these matters given the position of the proposed dwellings on Abernant Road which is a bus route and also the local centre for Markham. To ensure the dwellings comply with the adopted car parking standards, and will not result in increased on street parking pressure, the proposed dwellings would be served by a tandem driveway with turning space within the site to ensure cars can enter and exit the site in a forward gear. Based on the proposed car parking arrangement and provision of three spaces per dwelling, the Transportation Engineering Manager raises no objection to the proposal. In theory the proposed dwellings should reduce existing on street car parking pressure across the frontage of the application site, thereby improving the free flow of traffic, including buses, in the area surrounding the site. On this basis the development is considered to accord with Policy CW3 and SP21 of the adopted LDP.

In terms of landscape impact, concern has been raised by the Landscape Architect with regard to encroachment into the countryside due to the size of the plot. In order to facilitate adequate turning facilities within the frontage of the application site and taking into account the curvature of the adjacent highway, the proposed dwellings are stepped back and include a rear garden of 6m in depth from the rear elevation. Taking into account the need for onsite vehicle turning provision, the modest scale of private

amenity space to the rear and the minor difference in plot size when compared to 16/0884/FULL, it is considered that the proposed dwellings would not have an adverse impact on the landscape character of the area, and that the extent of the plots is reasonable in this instance. Finally, in relation to ecology considerations, no objection has been raised by the Council's ecologist subject to the imposition of conditions requiring biodiversity enhancements for the proposed dwellings. On this basis, the proposal is also considered to be acceptable in this regard.

In conclusion the proposed dwellings are considered to represent an acceptable form of infill development in the countryside in accordance with PPW11 and would cause no harm to the role and function of the settlement boundary. The dwellings have been appropriately designed and sited to integrate with the existing streetscene whilst having no unacceptable impact on the amenity of existing or future residents, whilst also being acceptable in terms of highway safety. Furthermore, the proposed 2 No. dwellings would contribute to the total housing supply for the county borough in accordance with Policy SP14, in a sustainable location.

Comments of consultees: No objections subject to conditions and advice.

Other material considerations:

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

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Proposed Elevations (Drawing ref: 01/1).
Proposed Elevations (Drawing ref: 01/2).
Proposed Ground Floor Plan (Drawing ref: 01/3).
Proposed First Floor Plan (Drawing ref: 01/4),
Proposed Basement Floor Plan (Drawing ref: 01/6).
Proposed Second Floor Plan (Drawing ref: 01/5).
Proposed Section Through Site and Dwelling (Drawing ref: 01/7).
Visibility Splays Plan (Drawing ref: 01/9).
Proposed Block Plan (Drawing ref: 01/8, received: 15/03/2021).
Site Location Plan (Received: 22/01/2021).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development comes into beneficial use.
REASON: In the interests of the visual amenity of the area in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).
- 06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).

- 07) Rainwater run-off shall not discharge into the highway surface-water drainage system.
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan (2010).
- 08) Any boundary treatments fronting Abernant Road shall be limited to 0.9m in height to ensure adequate visibility for vehicles emerging from the site.
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan (2010).
- 09) The development shall not be occupied 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 and turning of vehicles.
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan (2010).
- 10) The proposed parking area and turning area shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. are not carried on to the public highway.
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan (2010).
- 11) An integrated bird box or bat box shall be built into each of the new build at the gable apex (or at the highest point of the gable end).
REASON: To provide nesting/roosting for birds/bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 12) Prior to the first occupation of the development hereby approved, the first floor side facing bathroom window serving Plot 1 & Plot 2, and the second floor side facing window serving Bedroom 3 in Plot 1, shall be fitted with obscure glazing and shall be retained as such for the lifetime of the development.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).
- 13) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).

- 14) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).
- 15) The development hereby approved shall make provision for gigabit capable broadband infrastructure capable of serving all of the approved dwellings. The necessary infrastructure required shall be installed prior to the occupation of the first dwelling.
REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.
- 16) 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 completion 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.
- 17) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the building hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan (2010).

Advisory Note(s)

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

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

Before any vehicle crosses the public footway, a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Highway Authority. The applicant should ring (01495) 235323 in this regard. Should the applicant wish to undertake the work themselves, or employ a private contractor, a Licence to Excavate the Highway will be required. This licence will not be required if the work is undertaken by the Council's Network Contracting Services. It should be noted that any unlicensed work in, or disturbance of, the highway is an offence under the Highways Act 1980 and in such circumstances legal action may be undertaken in order to rectify matters.

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