

Application Number: 21/1090/RM

Date Received: 12.11.2021

Applicant: JD Normansell & JA Gauregui

Description and Location of Development: Seek approval of the reserved matters in respect of appearance, landscaping, layout and scale of planning consent 20/0319/NCC (Vary condition 03 of planning application 17/0304/NCC (Vary condition 03 of planning consent P/05/1683)) to erect a total of 74 No. affordable dwellings, comprising of 15 No. 1 bed over 55s apartments, 42 No. social-rented units (24 No. 1 bed apartments, 15 No. 2 bed apartments, 3 No. 4 bed houses), and 17 No. shared-ownership units (13 No. 3 bed houses, 4 No. 2 bed houses), open space, roads, footpaths, drainage infrastructure and associated works - Austin Grange Maes Glas South UL Caerphilly CF83 1LN

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the north/north-western side of the approach road to the park and ride facility at Caerphilly train station which is located approximately 130m to the west of the site.

Site description: The application site comprises of both a residential curtilage related to Austin Grange and an area of disused industrial land. There are a number of existing buildings on both parcels of land in varying states of use, disrepair and dereliction. The residential part of the site primarily comprises of a mixture of grass and scrub, while the industrial part of the site has an existing hard surface. The Nant y Calch watercourse flows in a north easterly direction across the site before following a section of the site's northern boundary. There is a difference in levels across the site with the land sloping gradually in a general northerly/north-easterly direction. The area of industrial land in the north eastern part of the site is also located at a lower level than the adjoining residential land with some retaining structures evident. A variety of boundary treatments are found on the site and include a prominent brick wall with a metal gate and bow top rail fencing adjacent to the approach road. The bow top rail fencing is screened by hedging along much of its length and there are also a number of prominent mature trees located adjacent to the allotments to the north and adjacent to the approach road in the north-eastern corner of the site.

Immediately to the west of the site is the residential area of Heol Awstin and residential properties at Maes Glas also adjoin the north-western corner of the site. Allotments adjoin the majority of the northern site boundary with the industrial units at Popular Road also lying adjacent to the site's north-eastern boundary. The approach road to the park and ride facility lies adjacent to the southern and eastern boundaries of the site.

Development: Approval of reserved matters is sought for layout, scale, appearance and landscaping pursuant to the renewed outline planning permission which was granted on 12th June 2020 (planning reference: 20/0319/NCC). The proposed development would provide 74 affordable units comprising of a mixture of 2 and 3 storey houses and maisonettes and 4 and 5 storey apartment buildings. The proposed unit types would be a mixture of social rent, shared ownership and accommodation for residents aged over 55. The proposed split amongst the unit types is as follows:

- 35 No. 1 bed apartments;
- 15 No. 2 bed apartments;
- 4 No. 1 bed maisonettes;
- 4 No. 2 bed houses;
- 13 No. 3 bed houses; and
- 3 No. 4 bed houses.

Dimensions: The approximate key dimensions for the proposed houses, maisonettes and apartment buildings are as follows:

- Apartment Building A: width between 37.2 and 40.4m, depth between 16.2 and 16.7m and flat roof height of 14.9m;
- Apartment Building B: width between 16.4 and 18m, depth between 15.6 and 19.7m and flat roof height of 12.3m;
- 2B4P House Type 1: width of 5.5m, depth of 9.2m and eaves and ridge height of 5.5m and 8.4m respectively;
- 3B5P House Type 1: width of 5.9m, depth of 9.6m and eaves and ridge height of 5.5m and 8.7m respectively;
- 4B6P House Type 1: width of 6.3m, depth of 10.8m and eaves and ridge height of 5.5m and 8.8m respectively;
- 4B6P House Type 2: width of 5.2m, depth of 9.8m and eaves and ridge height of 7.2m and 10.7m respectively; and
- 1B2P Maisonette: width of 9.6m, depth of 7m and eaves and ridge height of 5.5m and 9.2m respectively.

Materials: The proposed houses, maisonettes and apartment buildings would be finished in a mixture of buff coloured brick and stone, dark grey horizontal cladding and slate grey roofs.

Ancillary development, e.g. parking: The proposed houses, maisonettes and apartments would be served by 83 on-site car parking spaces. A plant, bin and cycle store enclosure is also proposed for the 4 storey apartment building, while similar facilities would be contained within the 5 storey building. The main area of proposed open space would be located in the north-eastern part of the site and would also function as a surface water attenuation area.

PLANNING HISTORY 2010 TO PRESENT P/05/1683 - Erect residential development (outline planning permission) - Granted 12.06.14.

17/0403/NCC - Vary condition 03 of planning consent P/05/1683 (Erect residential development) to extend the period of time for the submission of reserved matters by a further three years and extend the planning permission by a further five years - Granted 30.05.17.

20/0319/NCC - Vary condition 03 of planning application 17/0304/NCC (Vary condition 03 of planning consent P/05/1683 (Erect residential development) to extend the period of time for the submission of reserved matters by a further three years and extend the planning permission by a further five years) to extend the time for submission of reserved matters by a further three years and extend the planning permission by a further five years - Granted 12.06.20.

21/0408/NMA - Seek approval of non-material amendment to planning consent 20/0319/NCC (Vary condition 03 of planning application 17/0304/NCC (Vary condition 03 of planning consent P/05/1683 (Erect residential development) to extend the period of time for the submission of reserved matters by a further three years and extend the planning permission by a further five years) to extend the time for submission of reserved matters by a further three years and extend the planning permission by a further five years) to amend Condition 11 (visibility splays) - Granted 13.05.21.

21/0425/NMA - Seek approval of non-material amendment to planning consent 20/0319/NCC (Vary condition 03 of planning application 17/0304/NCC (Vary condition 03 of planning consent P/05/1683 (Erect residential development) to extend the period of time for the submission of reserved matters by a further three years and extend the planning permission by a further five years) to extend the time for submission of reserved matters by a further three years and extend the planning permission by a further five years) to tweak the red-line to address previous discrepancies with ownership boundary - Granted 14.05.21.

POLICY

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

Site Allocation: HG1.65 - Land between Van Road/Maes Glas and the railway.

Policies: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7 (Planning Obligations), SP10 (Conservation of Natural Heritage), SP14 (Total Housing Requirements), SP15 (Affordable Housing Target), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW6 (Trees, Woodland and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

Supplementary Planning Guidance - LDP 4 Trees and Development sets out guidance on the protection and integration of trees in new developments.

Supplementary Planning Guidance - LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance - LDP 6 Building Better Places to Live gives advice on all levels of development.

Future Wales - The National Plan 2040 sets out the spatial strategy for Wales for the next 20 years and provides policies that should be taken into account in the determination of applications at all levels. The following policies are considered to be relevant to the proposed residential development: Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking), Policy 7 (Delivering Affordable Homes), Policy 9 (Resilient Ecological Networks and Green Infrastructure), Policy 12 (Regional Connectivity) and Policy 13 (Supporting Digital Communications).

NATIONAL POLICY Planning Policy Wales (Edition 11, February 2021), Technical Advice Note 2: Planning and Affordable Housing (June 2006), Technical Advice Note 5: Nature Conservation and Planning (September 2009) Technical Advice Note 11: Noise (October 1997) and Technical Advice Note 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? N/A.

COAL MINING LEGACY

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

CONSULTATION

CADW - No comments received.

The Coal Authority - No objection raised to the proposed residential development.

CCBC - 21st Century Schools Manager - The 21st Century Schools Officer has confirmed that there are generally sufficient pupil spaces available within catchment schools to meet the needs of the proposed residential development. The only exception is Ysgol Gyfun Caerffili which could be short of spaces if all proposed residential developments are built within the catchment area.

Environmental Health Manager - CCBC - No objection to the proposed residential development subject to a condition securing detailed and specific noise mitigation measures.

CCBC Housing Enabling Officer - It is advised that the proposed affordable house types would meet the identified housing need in the local area and the development would benefit from Welsh Government funding. It is also confirmed that the development is included in the Council's Programme Development Plan.

Parks And Countryside Operations Manager - No comments received.

Transportation Engineering Manager - CCBC - No objection to the proposed residential development subject to conditions relating to highways, car parking and street lighting and construction management plan.

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

Police Architectural Liaison Officer - No comments received.

Western Power Distribution - Advised that a separate application will need to be made to Western Power Distribution if a new connection or service alteration is required.

Natural Resources Wales - No objection to the proposed residential development subject to bat related conditions.

Waste Strategy and Operations Manager - Advised that sufficient waste storage space is required to meet the needs of future residents.

Ecologist - No objection to the proposed residential development subject to the application of the Habitats Regulations derogation tests for European Protected Species and the imposition of conditions relating to bats, a reptile strategy, a biodiversity strategy, invasive non-native species and a construction environmental management plan.

Senior Engineer (Drainage) - No objection raised in principle to the proposed residential development. However, it is advised that sustainable drainage consent is also required and whilst pre-application advice has been sought from the Sustainable Drainage Approval Body, a detailed drainage scheme has not yet been provided or agreed.

Landscape Architect - CCBC - No objection to the proposed residential development subject to additional/revised details being secured in relation to hard and soft landscaping and boundary treatments.

Senior Arboricultural Officer (Trees) - No objection to the proposed residential development subject to the proposal being carried in accordance with the submitted Arboricultural Method Statement.

Heritage And Placemaking Officer - No objection raised to the proposed residential development but it is recommended that certain plots are finished in stone and that soft

landscaping is incorporated along internal access roads to help soften on street car parking areas.

ADVERTISEMENT

Extent of advertisement: The application was originally advertised by means of site notices, neighbour letters and a press notice. A further re-consultation exercise, which included a site notices and neighbour letters, was undertaken as result of a small amendment to the site layout and amendments to the design of the residential buildings.

Response: The initial public consultation exercise resulted in one letter of objection being received. Following the re-consultation exercise a further letter of objection was received.

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

- Impact on the visual amenity and loss of privacy to the existing houses at Maes Glas.
- Loss of wildlife.
- The local area is already busy and over-populated and the additional traffic would add to the congestion on the roads, particularly during the morning.
- The high number of proposed properties on the small plot of land would have a detrimental effect on the peaceful environment enjoyed by the residents of Heol Awstin.

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? Yes.

European protected species have been identified by a survey.

The Local Authority must apply the following three tests to the planning application:

(i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

(ii) There is no satisfactory alternative.

(iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

The three tests were applied and answered as follows:

(i) The application site is allocated for housing development in the LDP and has benefitted from outline planning permission since 2014. The proposed residential development would provide much needed affordable housing that would meet a range of local housing needs, such as social rent, shared ownership and accommodation for residents aged over 55. As such, it is considered that the proposed residential development would provide significant social benefits to the local area and meets the overriding public interest test.

(ii) The existing main house on the site is a confirmed day roost for common pipistrelle and soprano pipistrelle bats. It is a relatively large, detached dwelling and is positioned somewhat centrally within the western area of the site. The removal of this building allows for a cohesive development layout and enables 17 affordable units to be delivered on this part of the site. In contrast, if this building were to be retained as part of the proposed development, the proposed layout would be severely compromised, detrimentally affecting the number of affordable units that could be delivered and the overall viability of the development scheme. It is therefore considered that there is no satisfactory alternative to the proposed development, which includes the removal of this existing building.

(iii) An Ecological Impact Assessment Report (EIAR) has been submitted with the application which indicates that in the absence of mitigation, there will be a negative impact on bat species as result of the proposed residential development. However, Section 5 of the EIAR sets out a range of mitigation measures that would minimise potential impacts on bat species, including a bat method statement, a further inspection of a tree for bat roost potential prior to felling, a lighting plan to maintain dark commuting corridors and compensatory bat boxes. Natural Resources Wales (NRW) has reviewed the aforementioned report and confirmed that a bat licence will be required to undertake the demolition works associated with the proposed development. Moreover, NRW states that subject to the implementation of the proposed bat mitigation measures, which can be secured by condition, it is not considered that the proposed development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes - the site is located in the higher viability area where CIL is charged at £40 per square metre plus indexation.

ANALYSIS

Policies: The application site is located within the settlement boundary and forms part of a wider housing allocation (Policy HG1.65). The proposed residential development is therefore acceptable in land use terms and the principle of residential development on the site has been confirmed through the grant of outline planning permission.

In terms of housing need, Policy SP14 makes provision for 10,269 new dwellings in the County Borough between 2006 and 2021 in order to deliver the 8,625 new dwellings required to meet the moderate growth strategy of the LDP. Policy SP15 also seeks to deliver at least 964 affordable units over the development plan period (between 2006 and 2021). The development plan period has now passed and both housing targets have not been met. Consecutive LDP Annual Monitory Reports have highlighted the requirement to have adequate regard to the urgent need to increase housing land supply in the consideration of proposals for new residential development on a site-by-site basis. This requirement continues to be a significant material planning consideration and regard needs to be had to the potential for achieving a higher density on allocated housing sites, where appropriate.

As indicated above, the application site forms part of a wider housing allocation and Policy HG1.65 indicates that the allocated site is anticipated to deliver 62 units. However, this highlighted capacity is indicative only and the site description details within Appendix 7 of the LDP state that a higher density would be acceptable on the site, due to its proximity to Caerphilly train and bus station (see page A7.18). As considered further below, the application site is considered to be located in a highly sustainable location and there is a clear need to bring suitable, sustainable housing developments forward. It should be noted that this site has not been delivered within the plan period despite having outline planning permission since 2014 and the increase in the number of units to 74 would improve the viability of the scheme, enabling the development to come forward. It is considered that this number of units would make a meaningful contribution to the housing land supply and accordingly, the proposal would meet the requirements of Policies SP14 and SP15. Moreover, the proposal would provide 100% affordable housing which would exceed the 40% affordable housing planning obligation requirement for housing sites in the local area (Policy CW11).

In respect of layout, the proposed residential development provides a good urban presence by fronting the houses on to the station approach road along the southern boundary of the site. These houses would also have pedestrian access either directly, or just off, the footpath running alongside the approach road which provides good active frontages and interaction with the immediate area. Also, whilst the proposed apartment buildings would back on to the approach road, the rear elevations of these buildings have the appearance of frontages with significant fenestration and a number of balconies overlooking the adjacent road. As such, the proposed development would provide a degree of active frontage and good natural surveillance along the south-eastern site boundary. In addition, a proposed small block of detached and semi-detached buildings on the more western part of the site would face towards the allotments, providing pleasant views for future occupiers and degree of natural surveillance over the adjacent public space.

Within the site itself, a number of residential blocks, including the proposed maisonettes, the short terrace adjacent to the site entrance and the apartment buildings would front on the internal access roads providing an acceptable level of active frontage. The main areas of open space and on-street car parking bays also benefit

from adequate levels of natural surveillance and the proposed corner buildings would incorporate either dual frontages or dual aspect rooms containing both front and side windows. Whilst it is acknowledged that parts of the internal streets would be characterised by rear boundary treatments, the nature and constraints of the site prevent active frontages being achieved both within and without the site. As such, in this instance, it is considered that an acceptable balance has been achieved.

In relation to the proposed residential development's level of connectivity with the surrounding area, only a single pedestrian, cycle and vehicular access is proposed off the station approach road. This access would, however, provide good connectivity to public transport and local services and facilities within Caerphilly Town Centre. It should also be noted that there is further potential for a pedestrian/cycle link to Van Road to be provided through the future development of the remainder of the housing allocation to the north of the current application site.

In terms of public open space, an area of amenity space is proposed along the northern boundary and towards the north-eastern part of the site. This amenity space would also have a dual function as a surface water attenuation area as part of the proposed sustainable drainage scheme. In addition, an area of amenity space would be created above the under-croft car parking area that would serve the residents of the larger 5 storey apartment building. No formal children's play facilities are proposed as part of the residential development; however, Bartlett Street Playground is located within reasonable proximity (approximately 600m) to the application site and could be utilised by future children residing at the site. No request has been made from the Parks and Countryside Operations Manager in respect of securing improvements to the existing playground.

With regards to the scale and design of the proposed residential development, the proposed houses and maisonettes located within the western part of the site would be two storeys in height which is in keeping with the typical scale of adjacent residential properties at Heol Awstin and Maes Glas. The proposed heights of the residential buildings would increase progressively across the site, stepping up to the 4 storey and then 5 storey apartment buildings located in the eastern/north-eastern part the site. The proposed 5 storey building would also be set back and set down from the station approach road, resulting in it appearing more as 4 storey building when viewed from the adjacent highway. This reduces the perceived scale and visual impact of the proposed 5 storey building. Existing trees located along the northern boundary and within north-eastern corner of the site would also help screen parts of this building and soften its built form.

In addition to the above, it is acknowledged that 4 and 5 storey residential buildings are not a common feature in the local area. However, the introduction of larger scale buildings is not considered to be visually unacceptable given that the application site is located on the edge of the residential area and in close proximity to the Caerphilly Business Park where buildings of a larger scale and mass are evident. An example of the latter includes the 3 storey office building located approximately 200m to the west of

the site. An existing 4 storey apartment building is also located within the surrounding area on the former magistrate's court site and planning committee recently resolved to approve a 5 storey apartment building, subject to the completion of S106 agreement, on the adjoining former police station site. As such, there are examples of visually acceptable larger scale buildings within the surrounding area.

The local context is characterised by varying residential building styles, ranging from more traditional stone terraces with bay windows and elaborate door and window detailing to simpler, more modern designs incorporating brick and render. It is not therefore considered that the surrounding area has a strong prevailing character that needs to be rigidly replicated as part of the proposed development. The proposed residential development itself would incorporate a good design approach based on a range of roof styles and building designs incorporating varying combinations of buff coloured brick and stone, dark grey horizontal cladding and slate grey roofs. House types proposed at the entrance of the site and on corner plots would also be finished in stone rather than brick to act as key focal points within the site. Overall, the proposed pattern of materials and architectural detailing of the proposed residential buildings are considered to complement the existing features that can be found in both the traditional and modern residential buildings in the local area.

It is therefore considered that the proposed residential development has had regard to the local context and provides a high standard of design that reinforces attractive qualities of local distinctiveness. Moreover, the proposal makes efficient use of the land by providing larger scale, higher density development in this highly sustainable location. Accordingly, the proposed residential development meets the requirements of Policy SP6.

In respect of highways matters, a single vehicular access off the approach road was approved at outline stage and has been incorporated into the detailed design of the scheme. From this vehicular access the main internal access road would connect to the proposed apartment buildings located towards the eastern end of the site. Two additional side roads on the more western part of the site are also proposed, comprising of a shared surface leading to the proposed maisonettes and a private access road serving 5 residential units. The submitted vehicle tracking assessment demonstrates that emergency and refuse vehicles would be able to adequately manoeuvre within the site and it is considered that the proposed internal access roads would be able to safely and effectively accommodate the scale and nature of traffic associated with the proposed development. Moreover, the Council's Highway Engineer has raised no concerns in relation to the capacity of the surrounding highway network to accommodate additional traffic generated by the proposed residential development.

In terms of car parking, the submitted Parking Technical Note (PTN) demonstrates that the application site is located in a highly sustainable location with good access to a range of local facilities and public transport. The Town Centre boundary and Caerphilly train and bus stations are located approximately 400m to the west of the site access, while Caerphilly Business Park lies approximately 300m to the east. As such, a

reduction in car parking provision is considered to be justified based on the sustainability criteria set out in Schedule 6 of the adopted LDP5 - Car Parking Standards SPG. The submitted PTN also indicates that based on 2011 census car ownership data for the local ward, the car ownership levels for the residents of both apartments and houses are likely to be less than the proposed level of onsite car parking spaces (83 in total). In addition, a survey of similar United Welsh housing sites in the surrounding area has found that the average demand for parking was less than one vehicle per household and the average for spaces occupied was 60%. As such, the PTN concludes that the proposed level of car parking provision is sufficient to meet the needs of future residents and visitors without resulting in overspill parking onto the surrounding highway network or having an unacceptable impact on highway safety. The Council's Highway Engineer has considered the findings of the PTN and has raised no objection to the proposed residential development in respect of the proposed level of car parking provision.

In addition to the above, a Travel Plan (TP) has been submitted with the application that seeks to reduce the need to travel, promote local pedestrian and cycle routes, promote public transport and ensure safe and easy access for all site users. In doing so, the proposed residential development would incorporate good sustainable travel practices and reduce reliance on the private car. The measures proposed within the TP include, among other things, the provision of onsite site cycle storage, the appointment of a travel plan co-ordinator, the provision of travel information packs and the promotion of car sharing schemes. The Transportation Engineering Manager has reviewed the submitted TP and considers it to be acceptable.

In summary, the proposed residential development is considered to be located in a highly sustainable location and would be provided with a sufficient level of onsite car parking that would meet the needs of future residents. The surrounding highway network is also considered to have sufficient capacity to accommodate the increase in vehicular movements generated by the proposed development. As such, it is considered that the proposed residential development would not have an unacceptable impact on the safe, effective and efficient use of the transportation network and accordingly, meets the requirements of Policy CW3.

In relation to residential amenity, the residential properties of Heol Awstin and Maes Glas lie adjacent to the western and north-western boundaries of the site respectively. The properties at Heol Awstin are positioned at a higher land level than the application site and an adequate separation distance of between approximately 14m and 17m would be maintained between the proposed semi-detached dwelling at plot 8 and the adjacent properties at Heol Awstin (Nos. 10a and 10b) to prevent any unacceptable overbearing or overshadowing impact. Moreover, the occupiers of these existing properties would not experience any unacceptable loss of privacy as no first floor windows are proposed in the western flank elevation of the proposed semi-detached dwelling.

Whilst only a minimum separation of approximately 7m would be maintained between the proposed maisonettes (units 9-12) and the adjacent neighbouring property at Heol Awstin (No.11), this neighbouring property has no windows in its eastern flank elevation which faces towards the rear elevation of the proposed maisonettes. Moreover, only first floor shower room windows are proposed in the rear elevation of the proposed maisonettes, which would be obscure glazed preventing any overlooking, and the difference in land levels between the application site and Heol Awstin would prevent any unacceptable overbearing impacts on the private amenity space of this neighbouring property.

In respect of the neighbouring residential properties at Maes Glas, the proposed dwellings in the northwest corner of the site (units 12 and 13) would maintain an adequate separation distance of over 25m from the nearest existing properties (Nos. 142 and 144). The orientation of the proposed dwellings in relation to the rear boundaries of these existing properties, together with the separation distances and existing soft landscape screening, would also prevent any unacceptable impacts on the private amenity space of these neighbouring properties.

An objection has been received highlighting concerns in relation to the high number of residential units proposed and the associated impact on the peaceful environment enjoyed by the residents of Heol Awstin. Firstly, it is not considered that the proposed residential development would generate unacceptable levels of noise and disturbance given that it would be compatible with surrounding residential uses. In addition, it should be noted that the residential units proposed on the western part of the site adjacent to Heol Awstin and Maes Glas, comprise of two storey dwellings in the form of a short block of Maisonettes and semi-detached dwellings. The higher density 4 and 5 storey buildings are located on the eastern part of the site over 110m away from the existing residential properties.

The proposed layout, building orientations and window arrangements would generally prevent any direct overlooking between the habitable room windows of the proposed residential buildings and/or any unacceptable overlooking of private amenity space within the site itself. However, it is recommended that proposed apartment building B incorporates privacy screens on certain upper floor balconies and obscure glazing on upper floor side windows to safeguard the privacy of the future occupiers of unit 24. Similarly, it is recommended that the proposed first floor side window on unit 4 is obscure glazed to prevent any direct overlooking with the habitable room windows of units 15 and 16. Such mitigation measures can be secured by condition. In addition, it is considered that future occupiers of the proposed dwellings and apartments would not experience unacceptable levels of overbearing or overshadowing from neighbouring buildings.

Given the above, it is therefore considered that the proposed residential development would not have an unacceptable impact on the occupiers of neighbouring properties by means of overbearing, overshadowing, overlooking or noise and disturbance.

Accordingly, the proposed residential development would meet the requirements of Policy CW2.

In terms of existing trees on site, the submitted Arboricultural Report (AR) indicates that whilst several trees and a section of hedgerow would be removed as part of the proposed residential development, all of these trees have been identified as being of a low or poor quality (Category C/U). Moreover, a high proportion of moderate value trees (Category B) would be retained as part of the proposed development and subject to the implementation of the arboricultural method statement contained within the AR, the proposal would not have an unacceptable impact on the root protection areas of these retained trees. The Council's Arboricultural Officer has reviewed the submitted AR and raised no objection to the proposed loss of trees on site. As such, it is considered that the proposed residential development meets the requirements of Policy CW6.

In relation to landscaping, the submitted landscaping scheme illustrates how existing trees and a section of hedgerow located along the periphery of the site would be retained and integrated with proposed landscaping features which form a key component of the Sustainable Drainage Scheme (SuDS) that would serve the proposed residential development. The SuDS features would include planted swales, rain gardens and an open attenuation basin. New tree, hedgerow, shrub and amenity grassland planting is also proposed throughout the residential development in order to create an appropriate visual setting.

The Council's Landscape Architect has reviewed the proposed landscaping scheme and confirmed that it is generally acceptable. However, additional hard and soft landscaping details have been requested for the roof of the under-croft car parking area in order to soften its built form. Further additional and/or revised details have also been requested in relation to hard landscaping details throughout the site, the rear boundary treatments of plots 18- 24 and the maintenance and aftercare details for soft landscaping. It is considered that such matters can be adequately addressed via conditions which secure the submission and approval of revised/additional hard and soft landscaping and boundary treatment details.

With regards to ecology, the submitted Ecological Impact Assessment Report (EIAR) confirms that the existing main house on the site is a day roost for a small number of soprano pipistrelle and common pipistrelle bats. A number of trees on site have also been assessed as having bat roost potential, but only one tree, which has a low suitability, would be removed as part of the proposed development. In addition to bats, the trees on site have varying degrees of suitability for nesting birds with several bird species encountered on site as part of the preliminary ecological appraisal. In terms of reptiles, a large population of slow worm inhabit the site along with a medium sized population of common lizards. The EIAR indicates that no direct evidence of common dormouse, European otter, great crested newt, European badger or hedgehog was found during the site survey and no further surveys for these species have been recommended.

PPW states that the presence of European Protected Species (EPS), such as bats, is a material consideration when a planning authority is considering a development proposal which is likely to result in disturbance or harm to the species or its habitat (paragraph 6.4.22). Moreover, PPW advises that planning authorities must take into account the three requirements (tests) for a derogation from the provisions of the Habitats Directive where an EPS is present. An assessment against these requirements is set out in the above Habitats Directive section of the report and it is considered that subject to appropriate mitigation measures being secured via condition, the proposed residential development meets the derogations tests and would not cause harm to the bat populations.

In terms of birds and reptiles, the Council's Ecologist has recommended several conditions including two that relate to reptile and biodiversity strategies. Such strategies would secure both mitigation and enhancement measures for both reptiles and birds as well as other species, and it is agreed that such related conditions are necessary. As such, subject to the imposition of these conditions, the proposed residential development would not have an unacceptable impact on protected or local species at the site. Accordingly, the proposed development meets the requirements of Policies SP10 and CW4.

With regards to drainage, the submitted Drainage Strategy (DS) indicates that foul drainage would be conveyed to the public sewerage network located at Popular Road, while surface water drainage measures would comprise of a mixture of rain gardens, swales, permeable paving and an attenuation basin. The surface water would ultimately discharge to the Nant y Calch water course that traverses the site. The proposals would also involve partially diverting this existing watercourse and creating a culverted section under the proposed carriageway, whilst also opening up the watercourse on certain parts of the site.

Dwr Cymru/Welsh Water has raised no objection in respect of the capacity of the public sewerage network to accept foul flows from the proposed residential development. As the proposed development is for more than one dwelling, the proposed sustainable drainage scheme will require a separate consent from the Sustainable Drainage Approval Body (SAB). The Council's Senior Engineer (Drainage) has also confirmed that whilst a full sustainable drainage application has not yet been submitted to the SAB, pre-application advice is being undertaken with the applicant and, in principle, no objection is raised to the layout of the site as it relates to drainage.

In terms of noise, the submitted Noise Impact Assessment (NIA) states that despite being near to a railway station and small industrial estate, the noise levels at the application site are not excessively high. Moreover, it indicates that when assessing against the criteria of Technical Advice Note (TAN) 11: Noise, the majority of the site would fall under Noise Exposure Category A, with only the southern elevations closest to the road falling within Noise Exposure Category B. TAN 11 advises that noise does not need to be considered as a determining factor where proposed dwellings fall within Category A; however, where proposed dwellings fall within Category B, noise should be

taken into account and, where appropriate, conditions imposed to ensure an adequate level of protection (see Annex A).

The NIA states that acceptable noise levels can be achieved with closed windows and standard double glazing. Trickle ventilators/air bricks (or mechanical ventilation) would, however, also be required to provide background ventilation as an alternative to open windows. The Council's Environmental Health Manager has reviewed the submitted NIA and whilst its general findings are not disputed, it is advised that specific and detailed mitigation measures need to be identified for each relevant plot within the proposed development. As such, it is recommended that a detailed scheme for sound insulation is secured via condition.

Comments from Consultees: All relevant matters raised by consultees have been addressed above.

Comments from public: A number of the concerns raised by local residents in relation to surrounding residential amenity, loss of wildlife, and highways matters have been addressed above. With regards to the concern over the high number of proposed units on a small plot of land, Policy SP6 states that development proposals should contribute to creating sustainable places through the efficient use of land, including higher densities where development is close to key transport nodes. This requirement is also reflected in Planning Policy Wales (Edition 11) which states that planning authorities need to ensure that they make the most efficient use of land in their areas and encourage higher densities on sites in town centres and other sites which have good walking, cycling and public transport (see paragraph 4.2.22). Similarly, one of the key strategic placemaking principles set out in Policy 2 of Future Wales is the need to increase population density, with development built at urban densities that can support public transport and local facilities.

As indicated above, the application site is located in a highly sustainable location with good access to Caerphilly bus and train station and a range of local facilities and services within Caerphilly Town Centre. As such, it is considered appropriate to accept a higher level of housing density on the application site, particularly as no unacceptable impacts have been identified.

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

- 01) Notwithstanding this approval, all other conditions on planning permission 20/0319/NCC shall remain in force and effect in relation to the development hereby approved unless expressly varied or discharged by the Local Planning Authority.
REASON: For the avoidance of doubt that the conditions contained in the planning permission reference number 20/0319/NCC are still applicable.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Site Location Plan, Drawing No. 9856 PL01 (Rev. A), dated March 2021;
 - Proposed Site Plan, Drawing No. 9856 PL03 (Rev. J), dated 16th February 2022;
 - Proposed Materials Plan, Drawing No. 9856 PL05 (Rev. C), dated 30th March 2022;
 - Proposed Affordable Housing Plan, Drawing No. 9856 PL06 (Rev. D), dated 15th February 2022;
 - Proposed Heights Plan, Drawing No. 9856 PL07 (Rev. B), dated 15th February 2022;
 - Proposed Parking Plan, Drawing No. 9856 PL08 (Rev. B), dated 15th February 2022;
 - 2B4P House Type 1 Plans & Elevations, Drawing No. 9856 PL30 (Rev. B), dated 30th March 2022;
 - 3B5P House Type 1 Plans & Elevations, Drawing No. 9856 PL32 (Rev. C), dated 24th March 2022;
 - 4B6P House Type 1 Plans & Elevations, Drawing No. 9856 PL33 (Rev. C), dated 30th March 2022;
 - 4B6P House Type 2 3 Storey Plans & Elevations, Drawing No. 9856 PL34 (Rev. B), dated 15th February 2022;
 - Apartment Block A Ground Floor Plan, Drawing No. 9856 PL35 (Rev. B), dated 15th February 2022;
 - Apartment Block A First, Second and Third Floor Plans 02, Drawing No. 9856 PL36 (Rev. B), dated 15th February 2022;
 - Apartment Block A Plans & Elevations, Drawing No. 9856 PL37 (Rev. A), dated 15th February 2022;
 - Apartment Block B Floor Plans & Elevations, Drawing No. 9856 PL38 (Rev. B), dated 15th February 2022;

1B2P Maisonette Plans & Elevations, Drawing No. 9856 PL39 (Rev. B), dated 16th February 2022;
Proposed Site Sections, Drawing No. 9856 SCH21 (Rev. C) dated April 21;
Proposed Levels, Drawing No. 20020 500 (Rev. P3);
Tree Protection Plan and Arboricultural Method Statement contained within Arboricultural Report, Project Reference - ArbTS_975.8_AUSTIN GRANGE, Prepared by ArbTS - Arboricultural Technician Services Ltd, dated 15th February 2022;
Ecological Impact Assessment - Austin Grange, Caerphilly (Rev. C), Document Reference: WWE20225/ECIA/REV_C Final, Prepared by Wildwood Ecology Ltd, dated 15th February 2022; and
Travel Plan - Austin Grange, Caerphilly, Document Reference: C21022/TP01, Prepared Apex Transport Planning Ltd, dated 5th November 2021.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) 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.
- 05) Prior to the occupation of the residential building(s) hereby approved all hard surfacing within the curtilage(s) shall have been:
- 1) constructed in porous or permeable materials, or
 - 2) provided with drainage to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the residential building, and
 - 3) where a surface is to be used as a parking area or drive it shall not be constructed in loose materials,
- and thereafter those areas shall be permanently maintained so as to comply with requirements 1), 2) and 3) of this condition.
REASON: To provide a sustainable drainage system and avoid loose materials being taken out onto the highway in accordance with policies CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) The apartment buildings hereby approved shall not be occupied until the cycle parking spaces have been provided in the locations identified for cycle parking on the approved plans. The cycle spaces shall be retained and kept available for their designated purpose at all times.
REASON: To ensure that the development is accessible by all modes of transport in the interests of sustainability in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on site full engineering details and structural calculations for the proposed retaining walls, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining walls additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Notwithstanding the details forming part of the submitted documents, prior to the commencement of development details of a scheme of sound insulation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be capable of achieving a night time internal LAeq level of 30 dB(A) in the residential part of the building(s). Development shall be carried out in accordance with the approved details before the residential building(s) are brought into beneficial use.
REASON: In the interests of residential amenity in accordance with policies CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) 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.
- 10) Notwithstanding the details forming part of the submitted plans, prior to the commencement of the development a revised scheme depicting hard and soft landscaping together with a programme of long term maintenance of the landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation 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 policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 11) In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building or the commencement of use of the approved development for its permitted use.
 - a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998.
 - b, If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.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.
- 12) Notwithstanding the details forming part of the submitted plans, prior to the commencement of the development a revised 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 is brought into beneficial use.
REASON: In the interests of the visual amenities of the area in accordance with policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 13) No development, including site clearance or demolition works, shall commence until a detailed bat method statement prepared by a suitably qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The bat method statement shall include mitigation measures including but not limited to bat sensitive working practices and the installation of temporary and permanent bat roosts. The demolition and development works shall be carried out in accordance with the bat method statement as approved.
REASON: To ensure adequate protection and mitigation for protected species in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 14) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) Notwithstanding the details forming part of the submitted documents, prior to the felling of tree (T3) as identified in the approved Arboricultural Report, Prepared by ArbTS - Arboricultural Technician Services Ltd, dated 15th February 2022, a pre-felling survey shall be undertaken within 12 hours of any felling works commencing. If the survey confirms the presence of bat(s) the felling of the tree shall not proceed until the results of the survey together with proposed mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall be carried out in accordance with the approved details.
REASON: To prevent accidental offences related to bats in accordance with the Wildlife and Countryside Act 1981 (as amended), Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2021) and Tan 5 Nature Conservation and Planning (2009) and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) No development, including site or vegetation clearance, shall commence on site until a strategy for the protection of reptiles has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall be implemented as approved.
REASON: To prevent killing or injury to reptiles in accordance with the Wildlife and Countryside Act 1981 (as amended), Part 1 Section 6 of the Environment (Wales) Act 2016 and policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Notwithstanding the details forming part of the submitted documents, prior to the commencement of development, a biodiversity strategy shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity strategy shall be implemented as approved.
REASON: To provide biodiversity conservation measures in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Planning Policy Wales (2021) and Technical Advice Note 5: Nature Conservation and Planning (2009).
- 18) 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) the first, second and third floor side windows

facing Plot 24 shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.

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

- 19) Notwithstanding any details indicated on the approved Apartment Block B Floor Plans and Elevations, Drawing No. 9856 PL38 (Rev. B), prior to any works progressing beyond ground preparation and laying of the slab details of side privacy screens for the first, second and third floor balconies positioned on the northwest corner of the building shall be submitted to and approved in writing by the Local Planning Authority. The side privacy screens shall be installed as approved prior to the building being brought into beneficial use and retained thereafter.

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

- 20) Notwithstanding any details indicated on the approved 2B4P Housing Type 1 Plans and Elevations, Drawing No. 9856 PL30 (Rev. B) or 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) the first floor side window facing Plots 15 and 16 shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.

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

- 21) 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 dwellings 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 adopted Caerphilly County Borough Local Development Plan up to 2021.

- 22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure shall be erected or planted within the curtilage of the dwelling forward of the front wall of the dwelling hereby permitted or between the dwelling and any adjacent highway, driveway, footpath or car parking space other than those indicated in the approved plans without the approval of the Local Planning Authority.

REASON: To retain the open character of the development in the interests of visual amenity in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 23) 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 adopted Caerphilly County Borough Local Development Plan up to 2021.
- 24) 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 to the roofs consisting of an addition to or alteration to the roofs shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of visual and residential amenity in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 25) The development hereby approved shall make provision for gigabit capable broadband infrastructure to serve all of the approved residential buildings. The necessary infrastructure required shall be installed prior to the first occupation of the residential buildings.
REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.
- 26) Prior to the commencement of the development hereby approved a Japanese Knotweed remediation plan shall be submitted to and approved in writing by the Local Planning Authority. The remediation plan shall be implemented as agreed by a suitably qualified and licenced contractor.
REASON: To prevent possible offences under the Wildlife and Countryside Act 1981 (as amended) by preventing damage to the proposed new building and infrastructure and to prevent the spread of a schedule 9 species.
- 27) No development shall commence on site (including any works of demolition) until a Demolition and Construction Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The Demolition and Construction Method Statement shall include details of:
hours of working;
the on-site parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used during demolition and construction works;
wheel washing facilities;
the erection and maintenance of security hoardings;
measures to control noise during demolition and construction works;
measures to control the emission of dust and dirt during demolition and construction works;

details of the proposed demolition methods and a scheme for the recycling/disposing of waste resulting from demolition and construction works; and

siting and details of any required demolition and construction compound.

Thereafter the demolition and construction of the development shall be undertaken in accordance with the approved Demolition and Construction Method Statement.

REASON: In the interests of amenity in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021- Adopted November 2010.

Advisory Note(s)

Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require a EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

WARNING:

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

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

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

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

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

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

The applicant/developer is advised that the required strategy for the protection of reptiles should include, but not be exclusively limited to, a site timing and clearance methodology, identification of receptor site(s), reptile exclusion fencing, habitat management/enhancement, remedial measures and post development monitoring.

The applicant/developer is advised that the biodiversity strategy should include, but not be exclusively limited to, working methodologies including timing/phasing for clearance works, wildlife friendly drainage, provision of bird nesting boxes (average one nest box per unit), buffer to water courses, 100mm gaps under all fences and site protection measures for wildlife such as preventing entrapment in trenches etc.