

Application Number: 22/0758/NCC

Date Received: 30.08.2022

Applicant: Castell Construction Ltd

Description and Location of Development: Vary condition 03 (Approved plans) of planning consent 19/0010/FULL (Construct 18 self-contained 1-Bed apartments with on-site parking, amenity, cycle and refuse stores) to introduce 2no. 2bed 3person units to the first and second floor, relocate stairwell to introduced principal entrance to the building, amend full height glazing on second floor units and rationalise elevations - Former Pontymister Service Station Newport Road Pontymister Risca

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application site is located on a parcel of land sited between Newport Road and Tanybryn, Pontymister.

Site description: Vacant parcel of land which was formerly the site of a petrol filling station and more recently a car sales place. The site is located in a mainly residential area and is approximately 1.0m - 1.5m above the land to the north and south. Planning consent was granted under application 19/0010/FULL to construct a 3-storey building comprising of 18 self-contained one bedroom apartments. The development as 100% affordable housing.

Development: This application seeks approval of a minor material amendments to the approved residential development to introduce 2 no. 2 bed/3person units at first and second floor, relocate stairwell and main entrance to the front of the building and amend glazing and elevations. The total number of units would remain unchanged at 18 and would continue to provide 100% affordable housing.

Dimensions: The proposed residential building would have a maximum width and depth of approximately 26.4m and 16.8m respectively. The main ridge and eaves height of the building would measure approximately 11.6m and 6.8m respectively.

Materials: The submitted details show the residential building finished in a combination of grey and buff brick, and synthetic roof slate.

Ancillary development, e.g. parking: Ancillary development includes 22 off-street car parking spaces, an area of amenity space to the rear of the proposed building and a bin and bike store to the southern side of the proposed building.

PLANNING HISTORY 2010 TO PRESENT 16/0367/COU - Change the use to a vehicle washing and valeting facility, construct a canopy and erect a security fence with ancillary mobile structures - Refused 06.07.2016.

17/0281/COU - Change the use to form a vehicle washing and valeting facility – Refused 24.05.2017.

19/0010/FULL - Construct 18 self-contained 1-Bed apartments with on-site parking, amenity, cycle and refuse stores - Granted 06.12.2019.

20/0635/NCC - Vary condition 3 (approved plans) of planning consent 19/0010/FULL (Construct 18 self-contained 1-Bed apartments with on-site parking, amenity, cycle and refuse stores) to approve amendments to the internal layout of the building to create 14no.1 bed 2 person units and 4no. 2 bed 3 person units instead of 18 no. 1 bed 2 persons units and amendments to external appearance of approved building inclusive of removal of glazed entrance atrium and removal of full height windows to second floor units - Granted 03.11.2021.

POLICY

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

Site Allocation: Unallocated site within settlement boundary.

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Placemaking), SP7 (Planning Obligations), SP14 (Total Housing Requirements), SP15 (Affordable Housing Target), CW2 (Amenity), CW3 (Design Considerations - Highways), CW5 (Protection of the Water Environment), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

Supplementary Planning Guidance - LDP 1 Affordable Housing Obligations (Revision) sets out affordable housing requirements for residential 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 sets out design guidance for all residential developments.

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 and Policy 12 - Regional Connectivity.

NATIONAL POLICY

Planning Policy Wales (Edition 11, February 2021), Technical Advice Note 2: Planning and Affordable Housing (June 2006), Technical Advice Note 12: Design (March 2016) and Technical Advice Note 18: Transport (March 2007).

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? No.

CONSULTATION

Parks And Countryside Operations Manager - No comments received.

Transportation Engineering Manager - CCBC - No objection raised to the proposed changes to the development subject to parking related conditions.

Environmental Health Manager - No objection raised to the proposed changes to the development subject to land contamination related conditions.

Estates Manager - No comments received.

Senior Engineer (Drainage) - No comments received.

CCBC Housing Enabling Officer - The proposed changes to the development are supported.

Waste Strategy and Operations Manager - No comments received.

Ecologist - No comments received.

Landscape Architect - CCBC - No objection raised to the proposed changes to the development subject to conditions relating to hard and soft landscaping and boundary treatments.

Risca Town Council - Objection raised to the proposed residential development as original concerns remain over the physical size of the development, the impact on the

visual amenity of adjacent residential properties, highways and road safety and lack of on-site car parking. A range of updated surveys have also been requested.

Police Architectural Liaison Officer - No comments received.

Chief Fire Officer - No objection raised to the proposed changes to the development.

National Grid - No comments received.

Natural Resources Wales - No objection raised to the proposed changes to the development subject to a condition setting the finished floor levels of the residential building.

Dwr Cymru - No objection raised to the proposed changes to the development.

Transport For Wales - No comments made in respect of the proposed changes to the development.

Network Rail - No objection raised to the proposed changes to the development.

Heritage And Placemaking Officer - Concerns raised in respect of the proposed changes to the design of the building as originally submitted.

Wales & West Utilities - Approximate position of apparatus in the vicinity of the application site is highlighted.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notices, neighbour letters and a press notice.

Response: No comments have been received from members of the public. A local ward member has, however, requested that the application go before planning committee for determination.

Summary of observations: Not applicable.

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?
Crime and disorder are not considered to be an issue for the proposed development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes - new residential development is CIL Liable. The application site is located in a higher viability area where CIL is charged at £40 per square metre of proposed floor space plus indexation. However, it should be noted that affordable housing can be CIL exempt.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. In this regard it should be recognised that this application has been submitted under Section 73 of the Town and Country Planning Act 1990, which allows applications to be made for planning permission without complying with conditions previously imposed on an extant planning permission. The purpose of this application is to consider minor material amendments to the approved residential development for 18 no. affordable self-contained apartments by varying the approved plans listed under condition 3 of planning permission 19/0010/FULL, which was granted on 6th December 2019. A minor material amendment is commonly considered to be one whose scale and nature results in a development which is not substantially different from that which has been approved.

It should also be noted that the Welsh Government Development Management Manual confirms that:

"Sections 73(2) and (4) of the 1990 Act restrict the LPA in their determination of section 73 applications. The effect of the provisions is to limit the LPA to considering the question of whether the conditions identified in the section 73 application should apply as originally stated, would be acceptable if modified or it would be acceptable to remove them. The LPA cannot revisit the original permission and reconsider whether it should have been granted in the first place. However as a section 73 application is a planning application in its own right, it is necessary to assess what material changes there may have been in terms of policy since the original permission was granted in order to ensure that all relevant material considerations have been assessed." (see paragraph 13.3.12).

Based on the parameters for the consideration of this section 73 application as set out above, it is considered that the main issues are:

Impact on visual amenity;
Impact on residential amenity;
Impact on off-street parking provision; and
The need for affordable housing.

With regards to visual amenity, the overall appropriateness of the scale and design of the proposed 3 storey residential building within the local context was considered in detail as part of the original planning application (19/0010/FULL), where it was

determined that the proposal would not cause harm to the visual amenity of the surrounding area. This application seeks to make some relatively minor amendments to the footprint and design of the approved building to primarily enable the relocation of the main entrance to the principal elevation of the building and the provision of a single, more central, stairwell within the building itself. This would enable the removal of the main entrance and stairwell from the northern side of the building and the secondary internal stairwell from the southern side of the building. In doing so, the proposed building would have a more regular shape and form with the front (eastern) part of the building being wider than the rear (western) part. Other proposed amendments to the external design of the building include changes to the number and size of the 3 storey gable projections on the front and rear elevations of the building as well as changes to fenestration and architectural detailing.

The Council's Heritage and Placemaking Officer raised a number of concerns to the originally proposed changes to the building in relation to the loss of architectural form and design, loss of fenestration, the creation of blank elevations with no fenestration and the addition of small window dormers. In order to address some of these concerns, revised plans have been submitted which provide additional architectural detailing and additional/enlarged fenestration in order to both enhance the visual appearance of the building and improve natural light and ventilation within the building itself. The proposed amendment to create a simpler, more regular building form remains as originally submitted, however. The Agent has indicated that this is due to increased build costs and development viability.

Whilst the proposed changes to the building would alter its footprint to a certain extent, the maximum depth of the building would remain the same as originally approved and the maximum width of the building would reduce slightly by approximately 0.3m. The maximum height of the proposed building would also remain unchanged and as such, it is not considered that it would be reasonable to refuse this application on the proposed changes to the overall scale of the building.

In terms of design, it is acknowledged that the proposed change to a simpler, more regular building shape and form would result in some loss of architectural interest to the building, particularly in terms of a less varied roofscape and the loss of the fully glazed entrance/stairwell feature on the building's northern elevation. However, it is considered that the design intent of the proposed building has broadly been retained, especially as the revised elevations now incorporate additional/enlarged fenestration and architectural detailing which more appropriately reflects the design of the proposed building as originally approved. Moreover, the proposed changes to the size and position of the 3 storey gable projections on the front and rear elevations of the building are also considered to retain the overall character and appearance of the building. As such, it is considered that the proposed changes are acceptable in visual and placemaking terms and accordingly, the proposal meets the requirements of Policy SP6.

With regard to residential amenity, the proposed changes would result in an increase in mass of the building at its northern front corner, due to the width of the building

increasing by approximately 1.8m at this location. The nearest neighbouring properties to this part of the proposed building are No. 70 and 71 Newport Road and an adequate separation distance of at least 30m would be retained, preventing any unacceptable impact on the amenity of the occupiers of these properties.

Relatively minor increases in the mass of the building are also proposed in the southern front and rear corners, due to 3 storey gable projections extending approximately 0.6m further forward at these locations. No. 12 and No. 13 Tanybryn are the nearest neighbouring properties to the southern rear corner of the proposed building and given the oblique angle between existing and proposed windows and the minimum separation distance of 17m between existing and proposed buildings, it is not considered that the amenity of the occupiers of these neighbouring properties would be unacceptably affected by the proposal in terms of overlooking, overshadowing or overbearing. Similarly, an adequate separation distance of 13m would continue to be maintained between the southern front corner of the proposed building and the shared boundary with No. 92 Tanybryn. The separation distance between the existing neighbouring and proposed building is also significantly greater at approximately 22m and as such, it is not considered that the proposal would result in an unacceptable loss of privacy to this neighbouring property or have any unacceptable overbearing or overshadowing impacts.

Given the above, it is not therefore considered that the proposed changes to the residential building would have an unacceptable impact on the amenity of the occupiers of surrounding neighbouring properties and accordingly, the proposal meets the requirements of Policy CW2 in respect of this matter.

In respect of off-street parking, the proposed changes to the residential development would result in 16 no. 1 bed apartments and 2 no. 2 bed apartments (18 apartments in total). The Car Parking Standards SPG typically requires 1 space to be provided per bedroom which results in a requirement for 20 car parking spaces to meet the parking needs of future residents of the proposed development. A further 3 car parking spaces are also required to meet the parking needs of visitors (1 space per 5 dwellings). As only 22 off-street car parking spaces are proposed as part of the residential development, the proposal would be 1 visitor car parking space short and as such, would not be in full accordance with the requirements of the Car Parking Standards SPG.

Notwithstanding the shortfall of 1 visitor car parking space, it should be noted that planning permission was granted for a residential development for 18 apartments with a higher proportion of 2 bed units on the application site on 3rd November 2020 (20/0635/NCC). This alternative residential development had a requirement for 22 car parking spaces to meet the parking needs of future residents, leaving no parking spaces available for visitors. This planning permission remains extant and its implementation remains a realistic fall-back position for developing the site if the current Section 73 application is refused. The proposed changes to the residential development currently being considered would therefore represent a reduction in the intensification of on-street

parking demand when compared with the fall-back position on the site and the Transportation Engineering Manager has raised no objection to the proposal on parking grounds. As such, the proposed development's shortfall of 1 visitor car parking space is not considered to be unacceptable.

In relation to affordable housing provision, the Council's Housing Enabling Officer has confirmed that there will be no change to the type and level of affordable housing provision as a result of the proposed changes to the residential development. Accordingly, the proposal would continue to meet the requirements of Policy CW11.

With regards to other matters, condition 17 of planning permission 19/0010/FULL requires details of the vehicle turning head within the site to be submitted and approved in writing by the Local Planning Authority. The submitted proposed site plan has, however, been amended to incorporate an adequate turning head of 13.6m and as such, it is recommended that condition 17 is reworded accordingly to reflect this change in circumstances.

In summary, the principle of residential development on the site has previously been established and it is not considered that the impacts of the proposed changes to the approved residential building would be unacceptable in terms of visual amenity, residential amenity, off-street parking provision or affordable housing provision. Moreover, it is not considered that the proposed changes would be substantially different from the nature and scale of the residential scheme previously approved under planning application 19/0010/FULL. As such, the proposal is considered to meet the requirements of a minor material amendment and accordingly, it is recommended that planning permission be granted subject to a revised condition 3, which incorporates the associated changes to the approved plans, and the update of condition 17 to reflect the change in circumstances.

Comments from Consultees: As indicated above, Risca Town Council has raised an objection to the proposed changes to the development on the grounds that the proposals haven't taken into account the original objections relating to the physical size of the building, impact on residential properties, lack of on-site parking and highway and road safety concerns. These matters were considered in detail as part of the consideration of the original planning application (19/0010/FULL) and it should be noted that the LPA cannot revisit the original permission and reconsider whether it should have been granted in the first place as part of this Section 73 application. It is also considered that the minor amendments proposed to the residential development do not give rise to the need for any updated surveys/assessments and the impacts of the proposed changes to the residential building have been fully assessed above. Moreover, no such updated surveys/assessments have been requested by specialist consultees.

Comments from public: No comments received.

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.

Living Decision Document: Condition 3 has been varied by consent 22/0758/NCC dated [XX] granted by Caerphilly County Borough Council.

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:
Dwg. No. AL(01)10 Rev. A - Proposed Elevations, received 08.11.2022;
Dwg. No. AL(01)04 Rev. A - Proposed 2nd Floor Plan, received 08.11.2022;
Dwg. No. AL(01)03 Rev. A - Proposed 1st Floor Plan, received 08.11.2022;
Dwg. No. AL(01)02 Rev. A - Proposed Ground Floor Plan, received 08.11.2022;
Dwg. No. AL(90)01 Rev. A - Location Plan, received 08.11.2022;
Dwg. No. AL(01)01 Rev. A - Proposed Site Plan (excluding bin store location), received 08.11.2022; and
Flood Consequences Assessment, received 30.04.2019.
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.

- 04) 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.
- 05) 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 is first occupied.
REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety in accordance with policies CW2, CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The development shall not be first occupied until the area indicated for the parking of 22 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.
- 08) The development shall not be first occupied until the turning head as shown on the approved proposed site plan under condition 2 has been completed and shall be maintained thereafter free of obstruction for the turning of vehicles only.

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

- 09) The parking and turning areas as shown on the approved proposed site plan under condition 2 shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. is not carried onto the public highway.

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

- 10) No development or site/vegetation clearance shall take place until a detailed reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.

REASON: To ensure that reptiles are protected in accordance with policy SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

- 12) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new apartment building at the Former Pontymister Service Station, Newport Road, Pontymister, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartment building hereby approved is first occupied.

REASON: To provide additional roosting for 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 (2018) and Tan 5 Nature Conservation and Planning (2009).

- 13) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new apartment building at The Former Pontymister Service Station, Newport Road, Pontymister, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartment building hereby approved is first occupied.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales)

Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).

- 14) 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 of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021 and to comply with the requirements of TAN15: Development and Flood Risk.
- 15) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 16) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 17) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 18) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and agreed in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the agreed scheme. The scheme shall include:
 - a. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than one of the approved housing units.

- b. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, except where tenants exercise the Right to Acquire under the Housing Act 1996.
 - c. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
 - d. Where the development is not carried out by a Registered Social Landlord (RSL) the arrangements for the transfer of the constructed affordable housing to a Registered Social Landlord.
 - e. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (unless no market housing is provided within the development hereby approved).
- REASON: To ensure that affordable housing is provided in accordance with adopted Council policy

Advisory Note(s)

WARNING:

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

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

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

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab