

Application Number: 23/0247/FULL

Date Received: 18.04.2023

Applicant: Ashtenne Industrial Fund Limited Partnership

Description and Location of Development: Erect B1/B2/B8 unit and associated works - Unit 4 Heads Of The Valleys Industrial Estate Rhymney

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the eastern side of the internal estate road within the Heads Of The Valleys Industrial Estate, Rhymney.

Site description: A vacant site previously used as a recycling depot and measures approximately 0.99 hectares. In terms of topography, the site is generally flat but falls away beyond the north-eastern boundary towards the A469 below.

Development: Full planning permission is sought to erect a B1/B2/B8 unit and associated works.

Dimensions: The proposed building has a maximum footprint measuring 40 metres wide by 68 metres long with a maximum height measuring 11.2 metres to the eaves and 12.5 metres to the ridge.

Materials: The external finishes comprise of trapezoidal horizontal & vertical cladding panels with 'corporate blue' trims, rainwater goods, copings together with aluminium window and door frames.

Ancillary development, e.g. parking: The provision of 36 car parking spaces including 2 mobility impaired spaces, 3 motorcycle bays and a covered store to accommodate 16 cycles.

PLANNING HISTORY 2010 TO PRESENT - None.

POLICY

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

Site Allocation: The application site is within settlement limits and is designated as a Secondary Employment Site, EM 2.2 Heads of the Valleys, Rhymney.

Policies: SP1 (Development Strategy - Development in the Heads of the Valleys Regeneration Area (HOVRA)), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW15 (General Locational Constraints), EM2 (Employment Sites Protection) together with advice contained within LDP 4 (Trees and Development).

NATIONAL POLICY Future Wales: The National Plan 2040 (2021), Planning Policy Wales Edition 11 (2021), Technical Advice Note 12: Design (2016), Technical Advice Note 18: Transport (March 2007) and Technical Advice Note 23: Economic Development (February 2014).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No in that the area of development does not exceed 5 hectares of industrial estate development.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within a high risk coal mining legacy area, the application has been accompanied by a Coal Mining Risk Assessment and this has been reviewed by the Coal Authority.

CONSULTATION

Ecologist - No comments received.

The Coal Authority - No objection.

Transportation Engineering Manager - CCBC - No objection subject to conditions to secure parking, electric vehicle charging provision, bicycle bays, a Staff Travel Plan along with controlling appropriate turning and delivery facilities and vision splays.

Informative advice is also provided.

Environmental Health Manager - Having reviewed the contaminated land risk assessment submitted there are matters outstanding concerning ground gas monitoring and a contamination hot spot which requires mitigation. The consultant's report suggests these will be followed up, therefore no objection is raised subject to conditions.

Senior Engineer (Drainage) - Advises that Sustainable Drainage Approval is required.

Dwr Cymru - No objection, informative advice is however provided.

Waste Strategy And Operations Manager - Based on the information submitted it would appear that access to the compound appears to be good for servicing and the bin compound indicated is large enough to accommodate refuse and the implementation of recycling bins from October 2023.

Placemaking Officer - Douglas McGlyn - No comments received.

Chief Fire Officer - No objection, informative advice is however provided.

Police Architectural Liaison Officer - No comments received.

Strategic & Development Plans - No comments received.

Landscape Architect - CCBC - No objection subject to conditions.

ADVERTISEMENT

Extent of advertisement: The application was advertised in the press and by means of a site notice.

Response: None.

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?

There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, the proposal is unlikely to have a significant impact on biodiversity. However, Policy 9 of Future Wales - The National Plan 2040 states that action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature based approaches to site planning and the design of the built environment. As scheme for biodiversity enhancement will therefore be sought should members approve the proposed development.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable in that more than 100 metres of new floor space is to be created however the use

of the building is charged at £0 per square metre and therefore no chargeable CIL will be collected.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, together with local plan policies. The main issues for consideration in the determination of this application are whether the proposed development would provide an appropriate site for industrial development having regard to planning policies that seek to control the location of new development; the impact of the development in design terms, the effect the development would have upon the character of the surrounding area and neighbouring amenity together with highway safety implications.

The application site is previously developed land on an existing employment site located in the Heads of the Valleys Regeneration Area (HOVRA). Policy SP1 of the Local Development Plan (LDP) states that proposals in the HOVRA will be required to promote the north of the County Borough as a tourist, employment and residential area at the heart of the valleys city region; provide appropriate forms of growth in response to the role and function of settlements; and serve to address existing problems of deprivation in order to sustain and develop communities in a manner that is consistent with the underlying principles of sustainable development. The Development Strategy for the HOVRA seeks to exploit appropriate development opportunities where they exist in the more deprived northern part of the County Borough, with a view to creating a viable future for all of the communities in this area with the Strategy seeking to accommodate new housing in villages where there is a need to diversify the housing stock in order to retain the existing population and regenerate existing communities. The Strategy also seeks to complement new housing development through the provision of new and improved employment and tourism opportunities. The erection of a new industrial building appropriately sited within the HOVRA therefore accords with Policy SP1.

The site lies within the settlement boundary identified within the Council's Adopted Local Development Plan (LDP) up to 2021. Policy SP5 (Settlement Boundaries) states that the boundaries are defined in order to define the area within which development would normally be allowed, to promote the effective use of urban land and to prevent fragmented development and inappropriate development in the countryside. The proposed development is considered to comply with Policy SP5.

Policy CW15 (General Locational Constraints) states that development proposals must not constrain the development of any adjacent site for its allocated land use and that within settlement boundaries they accord with the role and function of the settlement. In that regard this application relates to the development of a fire damaged vacant site for employment purposes on the Heads of the Valleys Industrial Estate, it is therefore considered that the proposal will not prejudice the allocated land use as an employment site.

Policy CW13 relates to new development on identified industrial estates. The Heads of the Valleys Industrial Estate (EM2.2) is identified as a Secondary Employment Site in the LDP. Policy CW13 states that development proposals on industrial estates will be subject to the following restrictions:

On sites allocated or identified as Secondary Sites, development will only be permitted if it is:

- i within use classes B1, B2 or B8
- ii an appropriate sui generis use
- iii to provide an ancillary facility or service to the primary employment use
- iv an acceptable commercial service unrelated to class B uses.

In that regard the proposed industrial unit complies with Criterion C of Policy CW13.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design Considerations-Highways) of the LDP.

In line with national planning policy, Policy SP6 (Place Making) requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features. Policy SP6 requires new development to incorporate resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation and where appropriate through the use of Sustainable Urban Drainage Systems (SUDS). In that the proposed development exceeds more than 100 square metres of floor space the development will require SUDS approval. The accompanying drainage strategy and landscaping scheme indicates that the proposed drainage design maximises the use of multiple above ground, soft, SUDS features which will create habitats that are self-sustaining and resilient to climate change and link with the local natural and semi-natural species and habitats within the wider area together with retaining any existing landscaping, where possible. Those technical details will require consideration from the Sustainable Drainage Approval Body (SAB), an independent approval process outside of planning legislation.

The planning system has to play a role in making the development resilient to tackling the climate emergency through the decarbonisation of the energy system, improving air quality and the sustainable management of natural resources along with shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal as part of the Well-being of Future Generations Act. In that regard the proposed development has been designed with achieving the Building Research Establishment Environmental Assessment Method (BREEAM) 'Very Good' sustainability performance rating. The building is to be constructed from responsibly sourced materials and includes the incorporation of solar photo voltaic roof panels, full height glazing and roof lights together with electric vehicle charging infrastructure.

From a placemaking perspective the surrounding area is predominately characterised by industrial units built during the late 1970's through to the early 1990's and all appear to be of a similar design and height. The proposed building would be taller in height to provide a double height entrance and stairwell to access a relatively small mezzanine first floor providing access to office rooms and toilets, however, the overall footprint would be comparative to the former industrial building on the site along with the footprints of the neighbouring units. It should also be noted that the design and roof form of the building, particularly the parapet roof would also be different to that of the existing units, nonetheless the proposed building is considered to be acceptable in terms of its siting, massing, materials and design, and will significantly improve the character and appearance of the industrial estate. The proposed development is therefore compliant with Policy SP6.

Policy CW2 relates to amenity and states that development proposals show no unacceptable impact on the amenity of adjacent properties or land; should not result in the over-development of the site; and the proposed use is compatible with surrounding land-uses. In that regard the application site is surrounded by other industrial/warehouse/commercial uses and given the distances away from the nearest residential properties, the proposed development is considered to be compatible with the surrounding land uses and would not result in any significant harm in terms of visual amenity of the surrounding area or residential amenity. Furthermore, the proposed development can accommodate the relevant levels of car parking and operational space along with providing soft landscaping areas within the site and as such is not considered to represent over-development and therefore accords with Policy CW2.

Policy CW3 Design Considerations - Highways requires development proposals to have regard for the safe, effective and efficient use of the transportation network. In that regard adequate provision has been made for parking, operational and servicing movements within the site. The Transport Assessment which accompanies the application notes that a sustainable transport strategy, driven by a Staff Travel Plan, will be provided to encourage more sustainable travel behaviours among future staff at the site. Having regard to the document it is not considered that the development will have an adverse impact on the surrounding highway network and no objection is raised by the Transportation Engineering Manager subject to the imposition of several highways conditions, including the requirement for the developer to provide a travel plan. On that basis the proposed development complies with Policy CW3.

In conclusion the proposed development accords with Policies SP6, CW2, CW3 and CW13 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010.

Comments from Consultees: No objections.

Comments from public: None.

Other material considerations: None.

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

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Dwg No. HOV-LAW-X-G00-DR-A-039101 Rev P2 Site Location Plan received on 06.04.2023;
Dwg No. HOV-LAW-X-G00-DR-A-069101 Rev P4 Proposed Site Plan received on 06.04.2023;
Dwg No. HOV-LAW-X-G00-DR-A-061101 Rev P3 Proposed Floor Plans received on 06.04.2023;
Dwg No. HOV-LAW-X-X-DR-A-062100 Rev P2 Proposed Elevations - East and North received on 06.04.2023;
Dwg No. HOV-LAW-X-X-DR-A-062101 Rev P2 Proposed Elevations - South and West received on 06.04.2023;
Dwg No. HOV-LAW-X-X-DR-A-062110 Rev P2 Proposed Entrance Elevations and Materials received on 06.04.2023;
Dwg No. IN283 (632)001 External Lighting Site Wide Layout Plan received on 06.04.2023;
Dwg No. TDA.2840.01 Detailed Soft Landscape Proposals received on 06.04.2023;

Preliminary Ecological Appraisal prepared by Zebra Ecology received on 06.04.2023;

Landscape Design Statement, Specification and Management Plan prepared by TDA received on 06.04.2023;

Draft Geotechnical and Geoenvironmental Report prepared by Terrafirma received on 06.04.2023; and

Transport Assessment prepared by Vectos received on 06.04.2023.

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

- 03) Prior to the commencement of the development a 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.
- 04) 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.
- 05) 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.
- 06) Both proposed means of access to and from the site shall be laid-out, constructed and maintained thereafter with vision splays of 2.4m x 25m. No obstruction or planting when mature exceeding 0.9m, above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The building shall not be occupied until the area to cater for the parking and turning of delivery vehicles (including articulated vehicles) has been laid out in accordance with the submitted plans and surfaced in solid permanent materials

to the satisfaction of the Local Planning Authority. That area shall not thereafter be used for any purpose other than the parking and turning of delivery 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 building shall not be occupied until the areas indicated for the parking of staff and visitor vehicles has been laid out in accordance with the submitted plans and surfaced in solid permanent materials to the satisfaction of the Local Planning Authority. Those areas 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.
- 09) Prior to works commencing on site the details and location of one electric vehicle charging point to be provided within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and the charging point shall be operational with active provision prior to occupation of the building, and thereafter retained in perpetuity.
REASON: To ensure that adequate mitigation is provided in respect of air quality together with promoting sustainable modes of transport in accordance with policy CW1 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) Notwithstanding the submitted plans, no works shall commence until details have been submitted to and approved in writing by the Local Planning Authority which provides covered and secure cycle stands catering for 16 cycles within the curtilage of the site. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained in perpetuity for use by staff and visitors.
REASON: To ensure that sustainable modes of travel are adequately promoted amongst staff accordance with policy CW1 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) Prior to works commencing on site a Staff Travel Plan shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in accordance with any timescales contained therein.
REASON: To ensure that sustainable modes of travel are adequately promoted amongst staff accordance with policy CW1 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) No vegetation clearance works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:

- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
- b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
- c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
- d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
- f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g., demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g., in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,

- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 13) In the above condition (12) 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.
- 14) The soft landscape proposals as indicated in Dwg No. TDA.2840.01 shall be carried out in accordance with the approved details and all planting, seeding, turfing/hard landscaping works contained within the approved details shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In 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.
- 15) Prior to the commencement of development, a Scheme of Ecological Enhancement Measures and a Detailed Implementation Timetable shall be submitted to and approved by the Local Planning Authority. The Ecological

Enhancement Measures shall thereafter be undertaken in accordance with the approved scheme and Implementation Timetable prior to occupation of the building and retained thereafter for lifetime of the consent.

REASON: To provide a net benefit to biodiversity in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Policy 9 of Future Wales: The National Plan 2040 (2021), Planning Policy Wales Edition 11 (2021), Technical Advice Note 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 goods, materials, plant or machinery shall be stored outside any of the buildings on the site without the prior written agreement of the Local Planning Authority.

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

- 17) Prior to the commencement of the development a scheme for on-site refuse storage (including any open air storage facilities) and for waste material awaiting disposal (including details of any screening) shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the agreed details prior to the first occupation of the development.

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

Advisory Note(s)

Please find below the comments of The Transportation Engineering Manager that are brought to the applicant's attention.

It should be noted that the existing access into the site does not form part of the adopted highway network; therefore, any alterations to it in terms of amended access points/dropped crossings required to facilitate proposed layout would require the consent of the landowner.

Please refer to Public Access on the Council's website to view the comments of the consultees that are brought to the applicant's attention. Informative information is also provided.

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such

features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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

Notification of initiation of development and display of notice:

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

Notice of initiation of development:

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

Display of Notice:

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

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

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) legible and easily visible to the public without having to enter the site; and
- (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.