

Application Number: 24/0331/FULL

Date Received: 02.08.2024

Applicant: Starburst UK Ltd

Description and Location of Development: Erect 4 B1/B2/B8 class units together with associated parking, servicing, new access arrangements and landscaping - Land Within The Curtilage Of Frontier Multigate Ltd Block A Newbridge Road Industrial Estate Pontllanfraith Blackwood

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is on Newbridge Road Industrial Estate, Pontllanfraith. It is located adjacent to the junction of the industrial estate road with Newbridge Road.

Site description: The site is vacant and was undeveloped. However, hard surfacing has been laid on much of the site in anticipation of its development. There are a number of trees on the site perimeter and these trees are subject to a Tree Preservation Order (ref. 100/2024/CCBC). There is a public right of way close to the western boundary of the site, which runs through Common Land bounding the west of the site. There is also a culverted watercourse that runs through the site.

Development: A building is proposed to accommodate B1, B2 and B8 employment uses. The building is shown on the plan as split up into 4 units.

Dimensions: The site is 0.78 hectares in area. The proposed building is 52.5 metres x 40 metres in footprint and 9.5 metres in height to the ridge of the roof. It would provide floorspace of 2042 square metres.

Materials: The building is proposed to be metal clad.

Ancillary development, e.g. parking: Car parking is proposed on site, comprising 18 parking spaces, inclusive of two disabled parking spaces and two electric vehicle parking spaces. HGV parking is proposed for each unit. A cycle store with capacity for the parking of six bicycles and bin stores are proposed on the site as part of the development.

PLANNING HISTORY 2010 TO PRESENT 19/1001/FULL - Construct an industrial unit - Granted 14.07.2020.

20/0834/COND - Discharge conditions 03 (Material), 25, 26 (Biodiversity) and 28 (Nesting birds) of planning consent 19/1001/FULL (Construct an industrial unit) – Decided - 01.12.2020

20/0859/COND - Discharge conditions 5 (CMP), 6 (Travel Plan), 08 (Mud On Road), 14 (Noise) and 15 (Dust) of planning application 19/1001/FULL (Construct an industrial unit) - Decided - 21.12.2020

POLICY

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

Site Allocation: The site is within the settlement boundary of Blackwood. It is protected for employment uses under Policy EM2.20 (Newbridge Road, Pontllanfraith) of the Local Development Plan.

Policies: Policy SP2 Development Strategy - Development in the Northern Connections Corridor; Policy SP4 Settlement Strategy; Policy SP5 Settlement Boundaries; Policy SP6 Place Making; Policy SP10 Conservation of Natural Heritage; Policy SP16 Managing Employment Growth; Policy SP21 Parking Standards; Policy CW1 Sustainable Transport, Accessibility and Social Inclusion; Policy CW2 Amenity; Policy CW3 Design Considerations - Highways; Policy CW5 Protection of the Water Environment; Policy CW6 Trees, Woodlands and Hedgerow Protection; Policy CW7 Protection of Open Space; Policy CW13 Use Class Restrictions- Business and Industry; Policy CW15 General Locational Constraints; Policy EM2 Employment Site Protection (EM2.20 Newbridge Road Industrial Estate - Secondary Site).

Supplementary Planning Guidance: LDP 4 Trees and Development; LDP 5 Car Parking Standards.

NATIONAL POLICY Future Wales – The National Plan 2040 (2021): Policy 1 – Where Wales will grow; Policy 2 - Shaping Growth and Regeneration – Strategic Placemaking; Policy 9 – Resilient Ecological Networks and Green Infrastructure; Policy 12 – Regional Connectivity; Policy 13 – Supporting Digital Communications; Policy 33 – National Growth Area – Cardiff, Newport and the Valleys.

Planning Policy Wales (Edition 12, 2024).

Technical Advice Notes: 5: Nature Conservation and Planning (2009); 11: Noise (1997); 12: Design (2016); 18: Transport (2007); 23 Economic Development (2014).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is partially within an area of high risk due to past coal mining activities. A Coal Mining Site Investigation Report has been submitted. Following this, the Coal Authority have advised that they have no objection to the proposal. The informative note they have requested is recommended.

CONSULTATION

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

Senior Engineer (Drainage) - Request informative notes regarding consent under the Land Drainage Act 1991 and Land Drainage Byelaws 2018, and in respect of the requirement for Sustainable Drainage Approval.

Waste Strategy And Operations Manager - With regard to the waste collection service, storage provision and access are provided.

Ecologist - No comments to make on this application.

Landscape Architect - CCBC - No objections raised. There are some minor outstanding matters that can be addressed through conditions.

Heritage Officer - Peter Thomas - No comments made.

Placemaking Officer - Douglas McGlyn - Raises an objection as the development has not met relevant policies in respect of placemaking, sustainability, energy efficiency and decarbonisation.

The Coal Authority - No objection to the proposed development, request an informative note in respect of any coal mining features unexpectedly encountered.

Senior Arboricultural Officer (Trees) - The proposed boundary fence needs to be relocated outside the root protection areas of the TPO trees. Conditions are required in respect of adherence with the arboricultural method statement and other details in respect of the way the works are carried out to ensure the protection of the trees during construction.

Environmental Health Manager - No objections, subject to conditions.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice, a press notice and a letter to the neighbouring property.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not applicable.

ANALYSIS

Policies: Principle of the Development: The site is located within the settlement boundary and is part of an allocation protected as a secondary employment site (EM2.20) in the Local Development Plan.

There is an extant planning permission for a B2 building on the site (ref. 19/1001/FULL). It should be noted that at the time this planning permission was granted this land was in the curtilage of the industrial building to the north and the site boundary for the application included that building. The existing and proposed buildings were to share access arrangements, and it is understood that the intention was that the existing and proposed buildings were to operate as a single business site. However, the land subject of this planning application has now been separated from the building to the north and this is not included in the current site boundary.

The site is currently classed as natural and semi natural green space. Policy CW7 (Protection of Open Space) of the Local Development Plan advises that development of areas of open space within settlements will only be permitted where: A. The amount of open space remaining in the neighbourhood would still be adequate to serve local needs; B. The site has no significant value as a recreational resource or an area of visual amenity. The space is considered to have limited value as a recreational resource and it is considered its visual amenity value to the area can be substantially retained through appropriate site design and layout, retention of existing trees on the site boundaries and appropriate further landscaping.

Given the above, the principle of the erection of a B1/B2/B8 unit on this site is considered acceptable, subject to the provision of an appropriate design, layout and landscaping (see below).

Design, Landscaping and Placemaking: Policy SP6 (Place Making) of the Local Development Plan requires that development proposals should contribute to creating sustainable places by having full regard to a set of criteria that would contribute to this.

With regard the above policy, the site is a corner plot with a close relationship with existing residential areas. As such the visual impact of the proposal is a key issue, particularly how the site is viewed from Newbridge Road which contains residential properties and leads to other residential areas.

It is acknowledged that an attempt has been made to lift the appearance of the building through the provision of glazing and blue banding on the east elevation. However, there is concern that the proposed design of the building is “shed-like” in appearance and lacks visual interest, particularly on this principal east elevation. The Council’s Placemaking Officer has raised concerns regarding the design and appearance of the building due to the prominent corner location of the site.

However, it is considered that the other buildings on the industrial estate have little in the way of architectural merit. In respect of views of the site from Newbridge Road, the visual impact of the proposed building is significantly mitigated by its location in the north of the site, the existing trees on the site and proposed planting (see below).

It is noted that following the granting of the previous planning permission on the site (ref. 19/0001/FUL), a number of trees within the site have been felled. However, the remaining trees on the eastern and southern edges of the site are subject of a recently made Tree Preservation Order and are considered to make a significant contribution to the appearance of both this site and the wider local area.

The existing trees form part of a landscaping plan for the site which includes the planting of six further trees in the south of the site and significant amounts of additional shrubs. The additional tree planting will contribute to the site having a green appearance when viewed from off site, particularly from Newbridge Road. It is noted that a cell web installation will be required to protect the roots of the trees to either side of the proposed access to prevent trees having to be felled to create this access. The installation of this is included as part of the arboricultural method statement contained within the submitted Arboricultural Report.

As such, on balance it is considered that the proposal has an acceptable impact on the visual amenity of the local area, particularly when viewed from Newbridge Road.

Conditions are recommended in respect of further details of the proposed fence and planting. It should be noted that it would be expected that the fence is relocated due to concerns regarding its impact on the protected trees in the location currently shown. A further condition has been recommended to address other matters raised by the Council’s Arboricultural Officer in relation to the protected trees on the site.

The concerns raised by the Placemaking Officer regarding lack of proposals within the scheme to ensure sustainability, energy efficiency and decarbonisation are acknowledged. However, this is not considered to be a matter sufficient to warrant the refusal of an employment proposal of this relatively small scale.

Highway Safety and Transport: It should be noted that the site access has been moved to the north during the course of the application. This is to avoid the removal of trees along the eastern boundary that have had a tree preservation order made on them during the course of this application.

The proposal is not considered to have a significant impact on highway safety nor traffic generation and is considered to provide adequate circulation space for HGVs.

There is considered to be a satisfactory number of car parking spaces on the site. In accordance with Policy 12 of Future Wales, a minimum of 10% of car parking spaces should have electric vehicle charging points, and a condition is recommended for this accordingly. The two electric vehicle charging spaces shown on the plan would address this requirement.

Conditions have been recommended to cover the matters the Council's Transport Engineers have requested. In addition, a condition for a travel plan has been recommended to encourage sustainable modes of travel to and from the site.

Neighbour Amenity: The site is on the edge of a predominantly residential area with dwellings to the south and west of the site. A Noise Impact Assessment has been submitted with the application. This advises that an adverse impact is indicated to be unlikely. The Environmental Health Officer has requested a condition to prevent working on the site after 11pm (10pm on Sunday) to ensure that working does not take place through the night that may cause disturbance to neighbouring residential properties. This has been recommended and in addition, conditions have been recommended to restrict delivery hours and the hours of use of the roller shutter door on the west elevation of the building, to accord with conditions added to planning permission 19/1001/FULL. Subject to these conditions and others recommended to provide details of working during construction, it is considered that the impacts of the proposal on residential neighbours are acceptable.

Comments from Consultees: The informative notes requested by the Council's Drainage Engineers have been recommended. Parts of the site are within Zones 2 and 3 for risk from surface water and small watercourse flooding on the Flood Map for Planning. This is not considered to be a significant matter for the determination of this planning application, and a separate SAB application will also be required for the scheme.

Comments from public: Not applicable.

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 12 has also been published on 7th February 2024. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 12 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 12.

RECOMMENDATION that Permission be GRANTED

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:
328051/1 Rev R Proposed Industrial Unit;
328051/2 Rev E Proposed Industrial Building;
328051/3 Site Location Plan as Existing;
328051/5 Cycle and Bin Stores;
328/051/6 Proposed Details of Fencing and Entrance Gates for New Unit;
2305-URB-XX-XX-DR-LA-001 Rev. P01 General Notes Sheet;
2305-URB-XX-XX-DR-LA-002 Rev. D Landscape General Arrangement Plan;
2305-URB-XX-XX-DR-LA-003 Rev. D Soft Landscape Plan;
2305-URB-XX-XX-DR-LA-004 Rev. P01 Tree Pit Detail within Soft Landscape;
2305-URB-XX-XX-DR-LA-007 Rev. D Landscape Schedule.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
 - (i) control of noise,
 - (ii) control of dust, smell and other effluvia,

- (iii) control of surface water run off,
- (iv) site security arrangements including hoardings,
- (v) proposed method of piling for foundations,
- (vi) construction and demolition working hours,
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.

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

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

- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority, to accommodate:
- (a) Parking of vehicles of site personnel, operatives and visitors,
 - (b) Loading and unloading of plant and vehicles,
 - (c) Storage of plant and materials used in constructing the development,
 - (d) Wheel cleaning facilities
- and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written agreement of the Local Planning Authority.
- REASON: In the interests of amenity and highway safety in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
- REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 06) 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.
- 07) The submitted arboricultural method statement (ArbTS - Arboricultural Technician Services Ltd Project Ref: ArbTS_715.8_Frontier Site 6th February

2025) must be complied with in its entirety during the whole construction process. Prior to the commencement of development, a further statement shall be submitted to and agreed in writing by the Local Planning Authority setting out how a professional Arboricultural Consultant will oversee the works on site to ensure that the protected trees are not being damaged by the construction process. The development shall be carried out in accordance with the agreed details.

REASON: To ensure the trees on the site are protected in accordance with policy CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 08) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

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

- 09) Notwithstanding the submitted plans, development shall not commence until details providing for the tie-in of the site access with the publicly maintained highway have been submitted to and agreed in writing by the local planning authority. The agreed details shall be implemented on site prior to the first beneficial use of the development.

REASON: To ensure the adequacy of the proposed tie-in with the public highway, in the interests of highway safety and the free flow of traffic, in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 10) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 11) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.

REASON: To encourage the use of a variety of transport options in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 12) Notwithstanding the submitted plans, the development shall not be brought into beneficial use until 6 no. cycle stands for the provision of 12 no. cycle spaces

have been installed on site in accordance with details to be first submitted to and agreed in writing by the local planning authority. The cycle stands shall be retained thereafter for the purpose of cycle parking only.

REASON: To encourage the use of active travel in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 13) No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building(s) and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenities of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Prior to the implementation of the approved landscaping scheme, details of the planting method for the proposed woodland ground cover and edge shrub and ground cover mix shall be submitted to and agreed in writing by the Local Planning Authority. The landscaping scheme shall be carried out in accordance with these agreed details.
REASON: To ensure that the works are carried out 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) All planting, seeding, turfing and hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the practical 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: To ensure that the works are carried out as approved 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.
- 16) Notwithstanding the submitted plans, prior to the erection of fencing on the site, details of the fencing including its location, appearance, height and colour shall be submitted to and agreed in writing by the Local Planning Authority. The fence shall be constructed in accordance with the agreed details.
REASON: To ensure that the works are carried out as approved in both the interests of the general visual amenity of the area and the protected trees on the site in accordance with policies CW2, CW6 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 17) The electric vehicle parking spaces shown on the approved layout plan shall be provided with charging points which shall be fully operational prior to the commencement of the beneficial use of the building.
REASON: To provide appropriate electric vehicle infrastructure to comply with Policy 12 of Future Wales: The National Plan 2040.
- 18) The development hereby approved shall make provision for gigabit capable broadband infrastructure to serve the approved development. The necessary infrastructure required shall be installed prior to the first occupation of the building.
REASON: To provide the necessary infrastructure to serve the development in accordance with Policy 13 of Future Wales: The National Plan 2040.
- 19) The units shall not be occupied until space has been laid out within the site in accordance with the approved plan for commercial vehicles and cars to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear. The spaces shall not thereafter be used for any purpose other than parking.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 20) No goods, materials, plant or machinery shall be stored outside the building on the site.
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.
- 21) No use of the building shall take place outside the hours of 07:00 - 23:00 Monday to Saturday 07:00 - 22:00 Sunday.
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) No deliveries shall be taken at or dispatched from the site outside the hours of 08:00 - 20:00 Monday - Friday 09:00 - 19:00 Saturday and Sunday.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 23) The roller shutter door on the Western Elevation shall only be used between: 07:00 - 16:30 Monday to Friday.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

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.

WARNING:

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

Please note from the 7th of 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

Part of the site is within a radon affected area and it is therefore recommended that further advice is sought regarding the impact of this on the development of the site.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0800 288 4242. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

WARNING – SEPARATE APPROVAL UNDER THE LAND DRAINAGE ACT (1991) / CAERPHILLY COUNTY BOROUGH COUNCIL LAND DRAINAGE BYELAWS (2018) REQUIRED: Please note that Caerphilly County Borough Council operate Land Drainage Byelaws and that works on or near a watercourse may require Ordinary Watercourse Consent (OWC). The erection or construction of any Building or Structure within the Byelaws distance is only permitted following written consent from the Lead Local Flood Authority. Planning Permission granted here does not remove the requirement for approval from the Lead Local Flood Authority to be obtained. You are advised to contact the Lead Local Flood Authority. Their contact details are provided below: Phone: 01443 866511 Email: drainage@caerphilly.gov.uk Website: <https://www.caerphilly.gov.uk/Services/Roads-and-pavements/Flood-risk-management/Consent-to-work-on-an-ordinary-watercourse>