

Tŷ Tredomen,
Parc Tredomen,
Ystrad Mynach,
Hengoed CF82 7WF

Tredomen House,
Tredomen Park,
Ystrad Mynach,
Hengoed CF82 7WF



Cyfarwyddwr Corfforaethol Dros Dro - Cymunedau
Interim Corporate Director - Communities

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Planning Application Ref:	22/0897/FULL
Development Name:	1 Rhyd Y Gwern Lane, Draethen, NP10 8GH. UPRN 000043001570.
Development Description:	Relocation of existing retaining wall, increase of width of car bays.
Construction Area:	Unclear from the information submitted, approximately 50m ² as per plans.
Is SAB Approval Required for this Development?	No. It is believed the total construction area is below the SAB threshold. The development also makes negligible difference to the way surface water infiltrates on site.
Conclusion:	We would like to advise you of Concerns that we have regarding this Application (see below for details)
Completed by:	Jacob Paton, Assistant Engineer, LLFA.
Date:	07/11/2022

Concerns:

1. The site is situated within an area susceptible to groundwater flooding.

Should the planning authority be minded to grant permission, we recommend as a minimum the following or similarly worded conditions be appended to any permission:

Condition: Prior to the commencement of works on site a scheme of land and surface water drainage (inclusive of watercourses) within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.

Reason: To ensure the development is served by an appropriate means of drainage in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021 and in accordance with Planning Policy Wales Edition 11.