

PRE-APPLICATION CONSULTATION REPORT

New Forge Inn, Oakdale, Caerphilly

December 2023



PLANNING
LIMITED

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1 Introduction

- 1.1 This Pre-Application Consultation (PAC) report has been prepared on behalf of Castell Group, the applicant, to accompany a full planning application for proposed residential development comprising 26 affordable apartments and associated works at the former New Forge Public House, Oakdale, Caerphilly. A site location plan illustrating the extent of the development site is included at Appendix 1.
- 1.2 This report, and the consultation process, has been carried out in accordance with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. Specifically, the report complies with the requirement for major development (in this case, a site comprising of more than 10 dwellings and measuring 1,000sqm or more) to carry out a Pre-Application Consultation exercise with the local community, stakeholders, and specialist consultees.
- 1.3 This PAC Report outlines the legislative framework of the mandatory exercise; the methodology used; the outcome of the statutory exercise; the applicant's response to comments received; and a conclusion of the main findings.

2 Statutory Pre-Application Consultation requirements

- 2.1 This PAC Report has been prepared in line with legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. A summary of the key requirements of this is provided below.

DISPLAY OF SITE NOTICES

- 2.2 The applicant must display a site notice in at least one place on or near the land to which the proposed application relates for a period of no less than 28 days before submitting an application for the proposed development. It is at the discretion of the applicant if the consultation period is to last longer than 28 days.

PUBLICATION OF DRAFT PLANNING APPLICATION

- 2.3 The applicant must make the draft planning application information available publicly. As per the guidance, when this takes the form of a webpage where the requisite information is freely available, the applicant must advertise a local library where residents are able to access the documents online. This must include draft planning application forms; scaled site location plan; all other scaled plans (site layout, floor plans, elevations); Design and Access Statement; and any information that would be needed in order to comply with any local validation requirements of the Local Planning Authority.

ADVERTISEMENT TO INTERESTED LOCAL PERSONS AND SPECIALIST CONSULTEEES

- 2.4 The applicant must write to any owner or occupier of any land adjoining the land to which the proposed application relates. It is at the discretion of the applicant as to whether this advertisement extends beyond the mandatory requirements. The applicant must also consult 'community consultees' (local/community and Ward Councillors); and 'specialist consultees.' Specialist consultees comprise the list of consultees in schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order. Within this list, the applicant must identify the relevant specialist consultees depending on the site and its context.

SUMMARY OF RESPONSES RECEIVED

- 2.5 The applicant must review and summarise the responses received from all persons and bodies consulted during the statutory 28-day period.

RESULTING ACTIONS FROM RESPONSES RECEIVED

- 2.6 The applicant must provide comments as to how each response received from consultees has been considered through the application.

3 Methodology

- 3.1 The requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 were adhered to through the Pre-Application Consultation process. The following paragraphs outline the methodology that LRM Planning has followed on behalf of the applicant in respect of the proposed residential development comprising 26 affordable apartments at the former New Forge Public House. The consultation took place between the 14th November and 13th December 2023.

DISPLAY OF SITE NOTICES

- 3.2 A bilingual site notice was produced and displayed at a prominent and visible location along Strydd Avenue.
- 3.3 The site notices, available at Appendix 2, were erected on Tuesday 14th November 2023. A map and photographs showing the locations that the notices were displayed are available at Appendix 3. A declaration of the posting of the site notices is supplied at Appendix 4.

PUBLICATION OF DRAFT PLANNING APPLICATION

- 3.4 On Tuesday 14th November 2023, LRM Planning, as the applicant's agent, displayed a draft planning application package on its website (www.lrmplanning.com), which was made available for the statutory 28-day consultation period. The information displayed on the LRM Planning website comprised the following:

- Drawings:
 - Site location plan
 - Proposed site layout
 - Existing site layout
 - CGI
 - Block 1 ground floor plan
 - Block 1 first floor plan
 - Block 1 second floor plan
 - Block 1 elevation
 - Block 2 ground floor plan
 - Block 2 first floor plan
 - Block 2 second floor plan
 - Block 2 elevations
 - Context elevations
- Draft application forms
- Draft Design and Access Statement
- Drainage strategy technical note
- Drainage layout
- Ecological Impact Assessment
- General access arrangement
- Landscape proposals

- Swept path analysis (car)
- Swept path analysis (refuse vehicle)
- Transport Statement
- Tree constraints plan
- Tree survey

ADVERTISEMENT TO INTERESTED LOCAL PERSONS AND SPECIALIST CONSULTTEES

- 3.5 The publicity to neighbours comprised a letter-drop to some circa 38 addresses, which included all adjoining properties and additional properties in the surrounding environs identified by the development team. This letter-drop provided residents with a consultation notice and letter. Three additional landowners were also identified and were issued copies of these notices and letters via post.
- 3.6 A copy of the letter issued to local owners and occupiers of the surrounding dwellings/land is provided at Appendix 5. This was accompanied by a copy of the notice contained at Appendix 2. A map of the surrounding area, showing the extent of the letter drop, is displayed at Appendix 6.
- 3.7 An email and attached notice were issued to the following persons in their roles as Ward Councillors for the locality:
- Councillors **Elizabeth Davies** and **Roy Saralis** as Ward Councillors for Penmaen, the Ward in which the site lies.
- 3.8 A copy of the email issued to Ward Councillors is provided at Appendix 7.
- 3.9 An email and notice were also issued to the following bodies in their roles as identified specialist consultees in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:
- **Caerphilly County Borough Council Highways Authority** – as the development will likely result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road; involves the alteration of a means of access to a highway; involves the laying out or construction of a new street; and as an adjoining landowner.
 - **The Coal Authority** as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.
 - **Dŵr Cymru Welsh Water** – as the water and sewerage undertaker concerned and the development involves new residential development.
 - **Fire and Rescue Authorities** – as the floor space to be created by the development is 1,000 square metres or more.

4 Statutory Pre-Application Consultation and non-statutory public engagement results

- 4.1 During the consultation period, the responses received can be summarised as follows:
- Six responses were received from local residents.
 - Responses were received from four specialist statutory consultees in the form of Dŵr Cymru Welsh Water, Caerphilly County Borough Council Highways Authority, The Coal Authority, and the South Wales Fire and Rescue Authority.
- 4.2 No responses were received from the local Councillors of Penmaen.
- 4.3 Appendix 9 includes the responses from specialist consultees.

LOCAL RESIDENTS' AND INTERESTED PARTIES COMMENTS

- 4.4 Six responses were received from local residents. Their comments are summarised in the table below.

TABLE 1 SUMMARY OF COMMENTS RECEIVED

COMMENT / ISSUE	NUMBER OF RESPONSES
Amenity	
Concerns about the development being three storeys in height.	3
The elevations too close to existing dwellings and will severely impact privacy. Windows will overlook houses and gardens.	3
The development will reduce natural light for existing dwellings opposite the site.	2
The location of the bin store raises concerns for neighbouring residents.	2
The proximity of the communal garden on the northern boundary raises concerns for residents on Penywaun Close.	2
Plans do not illustrate the relationship between existing dwellings opposite the site. Concerns that the development does not conform to the permitted distances for privacy, loss of light and loss of scenery.	1
Concerns about existing fencing along site perimeter	1
The site is overdeveloped, overbearing and vast	1
Access and parking	
The number of car parking and visitor spaces is insufficient for the number of apartments.	2
There is minimal transport infrastructure	2
No provision has been made for electric vehicle charging points.	1
The number of dwellings should be reduced rather than parking spaces increased.	1
Concerns that overspill parking will affect existing dwellings	1
There is potential for almost 60 cars on the development	1

Transport Statement	
The pavement outside Waun Y Gof House is maintained by residents and should not be included in the plans (para 4.1.2)	1
The expectation that residents of the development will rely on sustainable transport methods (such as cycling) is not feasible in Oakdale due to the topography. It is wrong to assume that residents will be able to utilise such methods of transport (para 4.3.9).	1
Disagreement that humans do not amend their behaviour to suit their circumstances (para 4.3.10)	1
It would be preferable for sustainable transport methods to be used, but the infrastructure does not exist and there are no plans for their introduction (para 4.3.13)	1
Austin Grange is not a direct comparable with this site (para 4.3.14)	1
The TS notes that <i>“it can be stipulated with the tenancy agreements that residents will not be allowed to bring more than one car onto the site”</i> (para 4.3.15). Query how this will be enforced.	1
The TS notes that <i>“although the parking will be unallocated, if needed, a permit could be provided for each allocated house to use to ensure that the parking is only used by residents (who could also have time limited visitor passes)”</i> (para 4.3.16). Query how this will be enforced and where householders will park where there is no parking.	1
Concern that the TS admits that the requirements for parking provision are not met (para 4.3.17)	1
Concern that the aspiration to provide a higher quality scheme with more green space will lead to parking issues and nuisances for existing residents (para 4.3.18).	1
The development would have a considerable detrimental impact on safety, and no consideration has been afforded to the impact on existing dwellings of Syr-Dafydd Avenue.	1
Need for development	
The development does not meet the needs of the local community. Consideration should have been given to starter homes for families.	1
Design	
Two large building blocks do not fit with the street scene	2
The scale of development is excessive and intrusive	1
Infrastructure	
There is insufficient infrastructure to accommodate another housing development. The medical practice, primary schools and secondary school are all full. The road network is also very busy at peak times.	2
The plant and machinery likely to be required is concerning.	1
Concerns about drainage and how it will impact existing dwellings	1

Ecology	
Concerns about the impact on surrounding wildlife, particularly hedgehogs	1
An up to date ecological survey should be carried out	1
The bats roosting in the current building should be dealt with in a way that's not detrimental to the species.	1
Other considerations	
Existing properties will be de-valued	1

STATUTORY BODIES' RESPONSES

4.5 **Dŵr Cymru Welsh Water (DCWW)** made a number of observations, in relation to:

- Public sewerage network – there is no objection for the domestic foul flows generated from this development to connect to the public sewer. The flows can be communicated to the 225mm public combined sewer located in the Brynhoward Terrace highway. Should a planning application be submitted, DCWW will seek to control these points of communication via appropriate planning conditions. It is therefore recommended that any drainage layout or strategy should take this into account.
- Surface water drainage – the development requires approvals of Sustainable Drainage Systems (SuDS) features, and the developer should therefore liaise with Caerphilly County Borough Council as the determining SuDS Approval Body (SAB). No highway or land drainage run off will be permitted to discharge directly or indirectly into the public sewerage system.
- Sewage treatment - no problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges for this site.
- Potable water supply - there is currently capacity available in the water supply system to accommodate the development, and initial indications are that a connection can be made from the 6" diameter watermain along Brynhoward Terrace, however DCWW have the right to reassess this position as part of any formal application.

4.6 **Caerphilly County Borough Highways Authority** raised no highway objection to the principle of the development, however made a number of observations to consider, in relation to:

- A Transport Statement – a Transport Statement should be provided including details of Active Travel, how the proposed development links into local Active Travel Network Routes (ANTRs) and provides safe links to local bus stops. The statement should also consider Design Guidance – Active Travel (Wales) Act 2013.
- Cycle parking – cycle provision is required for all units in a secure and well positioned for use.
- Parking numbers – parking should be in accordance with Policy LDP5 and any departure due to sustainability of the site should be covered by completing Schedule 6 of Policy LDP5 or provide evidence to suggest that car ownership would be such that no overspill parking would occur.
- Site access – site access should comprise of a dropped kerb crossing as the internal layout will not be adopted by the highway authority. The bin storage area therefore should be close to the adopted highway. Visibility plays in either direction commensurate with the posted speed limit should be shown on any submitted plan.
- Internal layout – due to the internal layout including a turning head for delivery vehicles to allow for all vehicles to enter and leave the site in forward gear as Syr – Dafydd road is a classified road (B4251). As a result a swept path analysis required.
- SAB – SAB requirements will also need to be considered.

- 4.7 **The Coal Authority** confirmed that the site is located outside of the Development High Risk Area and therefore raised no objection to the proposed development.
- 4.8 **South Wales Fire and Rescue Service** raised no objection to the proposed development but noted that further comment would be made at application stage.

5 The applicant's response

- 5.1 As required by the legislation governing the PAC process, this section summarises the comments received, and provides the applicant's response to each. The comments are grouped into themes and addressed accordingly.

LOCAL RESIDENTS / INTERESTED PARTIES

Amenity

Nature of comment 3/6 residents	Concerns about the development being three storeys in height
Nature of comment 3/6 residents	The elevations are too close to existing dwellings and will severely impact privacy. Windows will overlook houses and gardens.
Nature of comment 2/6 residents	The development will reduce natural light for existing dwellings opposite the site.
Nature of comment 1/6 residents	The plans do not illustrate the relationship between the existing dwellings opposite the site. Concerns that the development does not conform to the permitted distances for privacy, loss of light, and loss of scenery.
Nature of comment 1/6 residents	The site is overdeveloped, overbearing and vast

- 5.2 **Applicant's response:** The site layout has been designed to respond to the existing built form and has been influenced by the existing site layout arrangement. The proposed building blocks are broadly positioned in the footprint of the existing building. This, in combination with the introduction of public open space and communal gardens, and integrated landscaping, has allowed a scheme to be formed which is considered to be appropriate to the wider context. The scale and density of the development is therefore considered to be acceptable, aligning with sustainable development principles.
- 5.3 In forming the proposals, the engineers reviewed the levels and have kept the building height down as much as practicable. Whilst the scheme promotes a design which is predominantly three-storeys, due to the change in levels and design, the scheme will appear more two-storey in scale when viewed from Syr Dafydd Avenue. Gable roofs with dormer windows are to be included to increase functionality of space and subsequently help reduce the overall massing of the site.
- 5.4 The proposed development has been designed to ensure that standard privacy and separation distances are respected. In light of this it is not considered that the development will give rise to any amenity concerns, which include loss of daylight, loss of sunlight, overbearing, overshadowing etc, which could justify refusal.
- | | |
|--|--|
| Nature of comment 2/6 residents | The location of bin stores raises concerns for neighbouring residents |
| Nature of comment 2/6 residents | The proximity of the communal gardens on the northern boundary raises concerns for residents of Penywaun Close |
| Nature of comment 1/6 residents | Concerns about existing fencing along site perimeter |
- 5.5 **Applicant's response:** The bin store is to be relocated from the north-west corner of the site to be more centrally located along the western boundary. The bin store, which is to be an enclosed single storey structure, will be screened from any existing dwellings by the existing close-board fencing, which is to be renewed, beyond which is a mature conifer hedge which forms further screening.

- 5.6 The design of the layout, which locates the communal garden and area of public open space along the northern boundary, means that proposed and existing dwellings will far exceed standard separation and privacy distances.
- 5.7 The existing fencing along the site's western boundary will be reinforced with a new retaining wall within the site. Hedge planting along the eastern boundary is proposed to be retained and, where necessary, reinforced.

Access and parking

Nature of comment 2/6 residents	The number of car parking and visitor spaces is insufficient for the number of apartments
Nature of comment 1/6 residents	The number of dwellings should be reduced rather than parking spaces increased
Nature of comment 1/6 residents	Concerns that overspill parking will affect existing dwellings
Nature of comment 1/6 residents	There is potential for almost 60 cars on the development

- 5.8 **Applicant's response:** A total of 27 parking spaces are proposed to serve the 26 apartments. The proposed quantum of parking is slightly under the default standard for one vehicle parking space to be provided per bedroom (up to a maximum of three spaces per unit), but it is noted that a lower level of car ownership is anticipated given the tenure of the units. It is considered appropriate to strike a balance between parking provision and the anticipated needs of the occupiers. The Transport Statement (TS) prepared by Apex Transport Planning confirms that the anticipated demand is for between 0.55 and 0.85 vehicles per dwelling.
- 5.9 On this basis and given the range of shops and services within walking distance of the site, the proposed development is considered to provide sufficient parking to serve the proposed accommodation, with the approach adopted aligning with PPW's aspirations to encourage more sustainable modes of transport, reducing reliance on private motor transport.
- Nature of comment | 1/6 residents** | There is minimal transport infrastructure
- 5.10 **Applicant's response:** The TS confirms that a number of sustainable travel options are available within the locality. Bus stops are accessible within 400m of the site, providing hourly services westbound and east bound to a range of destinations including Blackwood, Croespenmaen, and Newbridge. The bus services provide a reasonable frequency of services connecting to the key local centres of Blackwood and Newbridge. A railway station is also accessible from the site via sustainable travel options, including by bus (16 minute journey) and by bicycle (nine minute journey).
- Nature of comment | 1/6 residents** | No provision has been made for EV charging points
- 5.11 **Applicant's response:** Whilst there is no formal requirement for EV charging provision on residential developments such as this, it is noted that this is something that the LPA might seek to encourage and so we will take this up with the LPA through the planning appraisal stage.
- Transport Statement**
- Nature of comment | 1/6 residents** | The pavement outside Waun Y Gof House is maintained by residents and should not be included in the plans (para 4.1.2)
- 5.12 **Applicant's response:** The proposals will tie into the footway which passes the site frontage. This is an existing footway and the proposed access will improve the arrangements through the removal of

the three disabled spaces which provide a longer crossover for pedestrians at passing the site. Footways will continue on both sides of the access road into the site. There are no proposals to amend the footway on the opposite side of the carriageway along the frontage of Waun y Gof House.

Nature of comment | 1/6 residents | The expectation that residents of the development will rely on sustainable transport methods (such as cycling) is not feasible in Oakdale due to the topography. It is wrong to assume that residents will be able to utilise such methods of transport (para 4.3.9).

5.13 **Applicant's response:** The Transport Statement demonstrates that the site is also accessible via bus. Cycling is identified as one possible way in which the site can be accessed via sustainable means.

Nature of comment | 1/6 residents | Disagreement that humans do not amend their behaviour to suit their circumstances (para 4.3.10)

5.14 **Applicant's response:** Noted, but the applicant respectfully disagrees. Residents with multiple vehicle ownership would be unlikely to reside at the proposed development and would have low car ownership, as shown in the car ownership analysis of other similar sites.

Nature of comment | 1/6 residents | It would be preferable for sustainable transport methods to be used, but the infrastructure does not exist and there are no plans for their introduction (para 4.3.13)

5.15 **Applicant's response:** Noted, but the applicant respectfully disagrees. As demonstrated above and in the Transport Statement, the site benefits from good connectivity to bus provision, which also provides a connection to the railway station in less than 20 minutes. Furthermore, a range of shops, services and facilities are also within walking distance.

Nature of comment | 1/6 residents | Austin Grange is not a direct comparable with this site (para 4.3.14)

5.16 **Applicant's response:** This is recognised, as per paragraph 4.3.9 of the TS. However, other sites which were surveyed as part of that application are considered to be comparable and demonstrates that car ownership at affordable housing sites would be low.

Nature of comment | 1/6 residents | The TS notes that "it can be stipulated with the tenancy agreements that residents will not be allowed to bring more than one car onto the site" (para 4.3.15). Query how this will be enforced.

5.17 **Applicant's response:** Residents will be provided with a parking permit either to be displayed, or registered online. As part of managing the site, the vehicles parked on site can be checked and penalties issued where non-registered vehicles are parked. Private car parking signage will be provided to ensure that all users are aware and to allow the car park to have an element of self-enforcing.

Nature of comment | 1/6 residents | The TS notes that "although the parking will be unallocated, if needed, a permit could be provided for each allocated house to use to

ensure that the parking is only used by residents (who could also have time limited visitor passes)" (para 4.3.16). Query how this will be enforced and where householders will park where there is no parking.

5.18 **Applicant's response:** As set out in the Transport Statement, it is unlikely that demand would exceed supply of parking spaces on the basis that car ownership for these type of units is typically low, as demonstrated within the TS. For this reason, the intention is for parking to be unallocated, and due to the low car ownership anticipated, this is not foreseen to be an issue.

Nature of comment | 1/6 residents | Concern that the TS admits that the requirements for parking provision are not met (para 4.3.17)

5.19 **Applicant's response:** The Transport Statement and commentary above confirms that the parking provision is sufficient.

Nature of comment | 1/6 residents | Concern that the aspiration to provide a higher quality scheme with more green space will lead to parking issues and nuisances for existing residents (para 4.3.18).

5.20 **Applicant's response:** The Transport Statement and commentary above confirms that the parking provision is sufficient.

Nature of comment | 1/6 residents | The development would have a considerable detrimental impact on safety, and no consideration has been afforded to the impact on existing dwellings of Syr-Dafydd Avenue.

5.21 **Applicant's response:** Applicant's response: The parking provision is appropriate for the likely demand and in accordance with maximum parking standards. The access proposals are safe and suitable, with appropriate visibility for the posted speed limit, is broadly in accordance with the existing arrangements and all vehicles can turn into and out of the site without conflict. The access offers an improvement for pedestrians passing the site through the removal of the disabled parking bays adjacent to the vehicular access. The proposals are forecast to generate just one vehicle every 8-9 minutes, on average, in the peak hours. The recorded accident data does not suggest an existing safety issue which would be exacerbated by this level of movements, particularly given the site has a historic use which would have generated vehicle movements, to and from a larger car park.

Need for development

Nature of comment | 1/6 residents | The development does not meet the needs of the local community. Consideration should have been given to starter homes for families.

5.22 **Applicant's response:** The proposed mix of units has been designed to meet the needs of the community, taking into account the limitations of the site.

Design

Nature of comment | 2/6 residents | Two large building blocks do not fit with the street scene

Nature of comment | 1/6 residents | The scale of development is excessive and intrusive

5.23 **Applicant's response:** See response at 5.2 to 5.3.

Infrastructure

Nature of comment 2/6 residents There is insufficient infrastructure to accommodate another housing development. The medical practice, primary schools and secondary school are all full. The road network is also very busy at peak times.
Nature of comment 1/6 residents The plant and machinery likely to be required is concerning.
Nature of comment 1/6 residents The concerns about drainage and how it will impact existing dwellings

5.24 **Applicant's response:** The local authority have not raised issue to date in relation to any capacity or infrastructure inadequacy concerns. As has been set out above in Section 4, DCWW have also not raised any objection to the proposal in respect of drainage.

5.25 Some machinery and construction vehicles will be required as part of the development, however this is common to all development/construction processes with any inconveniences to be temporary. It is expected that the construction works will be controlled via a Construction Environmental Management Plan

Ecology

Nature of comment 1/6 residents Concerns about the impact on surrounding wildlife, particularly hedgehogs
Nature of comment 1/6 residents An up to date ecological survey should be carried out
Nature of comment 1/6 residents The bats roosting in the current building should be dealt with in a way that's not detrimental to the species.

5.26 **Applicant's response:** An Ecological Impact Assessment (EIA) prepared by Wildwood Ecology confirmed the presence of common pipistrelle bats during the bat surveys. The assessment suggested that a European Protected Species License (ESPL) for common pipistrelle must be obtained from NRW after planning permission is granted and before works commence in order for the works to be legally undertaken. Providing that the recommendations outline in the assessment are implemented, the proposed development should have no long-term impacts upon the key protected species. The EIA did not identify any hedgehog presence within the site.

5.27 An updated walkover survey has also been undertaken to provide an update to the EIA. The updated work confirms that the mitigation measures outline within the original report are considered to still be valid and used to support the application.

Other considerations

Nature of comment 1/6 residents Existing properties will be devalued.
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5.28 **Applicant's response:** This is not a material planning consideration. Notwithstanding this, it is the applicants view that the redevelopment of the vacant site, which has been the subject of vandalism and anti-social behaviour, will have an uplifting impact upon the area.

CAERPHILLY COUNTY BOROUGH COUNCIL HIGHWAYS AUTHORITY

5.29 Caerphilly County Borough Council Highways Authority made a number of observations in relation to a transport statement, cycling parking, car parking numbers, sdite access, internal layout and SAB approval. In this regard, it is noted:

- A Transport Statement – a Transport Statement should be provided including details of Active Travel, how the proposed development links into local Active Travel Network Routes (ANTRs) and provides safe links to local bus stops. The statement should also consider Design Guidance – Active Travel (Wales) Act 2013.
- Cycle parking – cycle provision is required for all units in a secure and well positioned for use.

- Parking numbers – parking should be in accordance with Policy LDP5 and any departure due to sustainability of the site should be covered by completing Schedule 6 of Policy LDP5 or provide evidence to suggest that car ownership would be such that no overspill parking would occur.
- Site access – site access should comprise of a dropped kerb crossing as the internal layout will not be adopted by the highway authority. The bin storage area therefore should be close to the adopted highway. Visibility splays in either direction commensurate with the posted speed limit should be shown on any submitted plan.
- Internal layout – due to the internal layout including a turning head for delivery vehicles to allow for all vehicles to enter and leave the site in forward gear as Syr – Dafydd road is a classified road (B4251). As a result a swept path analysis required.
- SAB – SAB requirements will also need to be considered.

5.30 **Applicant's response:** The response is noted, and addressed accordingly below:

1. A Transport Statement has been prepared by Apex Transport, and covers off each of these requirements.
2. The site layout demonstrates that the required quantum of cycle storage has been provided.
3. The Transport Statement sets out the parking provision and demonstrates that the provision of 27 parking spaces for 26 apartments is more than sufficient in this instance.
4. A swept path analysis has been prepared and submitted as part of this application.
5. This is noted and SAB approval is to be sought separately.

THE COAL AUTHORITY

5.31 No objection was raised to the proposed development.

5.32 **Applicant's response:** This response is noted and requires no action.

DŴR CYMRU WELSH WATER

5.33 DCWW made a number of observations in relation to the public sewerage network, surface water drainage, foul water drainage, sewage treatment, and potable water supply. In this regard, it is noted:

5.34 **Dŵr Cymru Welsh Water (DCWW)** made a number of observations, in relation to:

- Public sewerage network – there is no objection for the domestic foul flows generated from this development to connect to the public sewer. The flows can be communicated to the 225mm public combined sewer located in the Brynhoward Terrace highway. Should a planning application be submitted, DCWW will seek to control these points of communication via appropriate planning conditions. It is therefore recommended that any drainage layout or strategy should take this into account.
- Surface water drainage – the development requires approvals of Sustainable Drainage Systems (SuDS) features, and the developer should therefore liaise with Caerphilly County Borough Council as the determining SuDS Approval Body (SAB). No highway or land drainage run off will be permitted to discharge directly or indirectly into the public sewerage system.
- Sewage treatment - no problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges for this site.
- Potable water supply - there is currently capacity available in the water supply system to accommodate the development, and initial indications are that a connection can be made from the 6" diameter watermain along Brynhoward Terrace, however DCWW have the right to reassess this position as part of any formal application.

5.35 **Applicant's response:** The response is noted, and addressed accordingly below:

1. This is noted and no actions are necessary.
2. SAB approval will be sought separately by the applicant.
3. This is noted and no actions are necessary.
4. This is noted and no actions are necessary.

SOUTH WALES FIRE SERVICE

5.36 The Fire Service raised no objection to the proposed development.

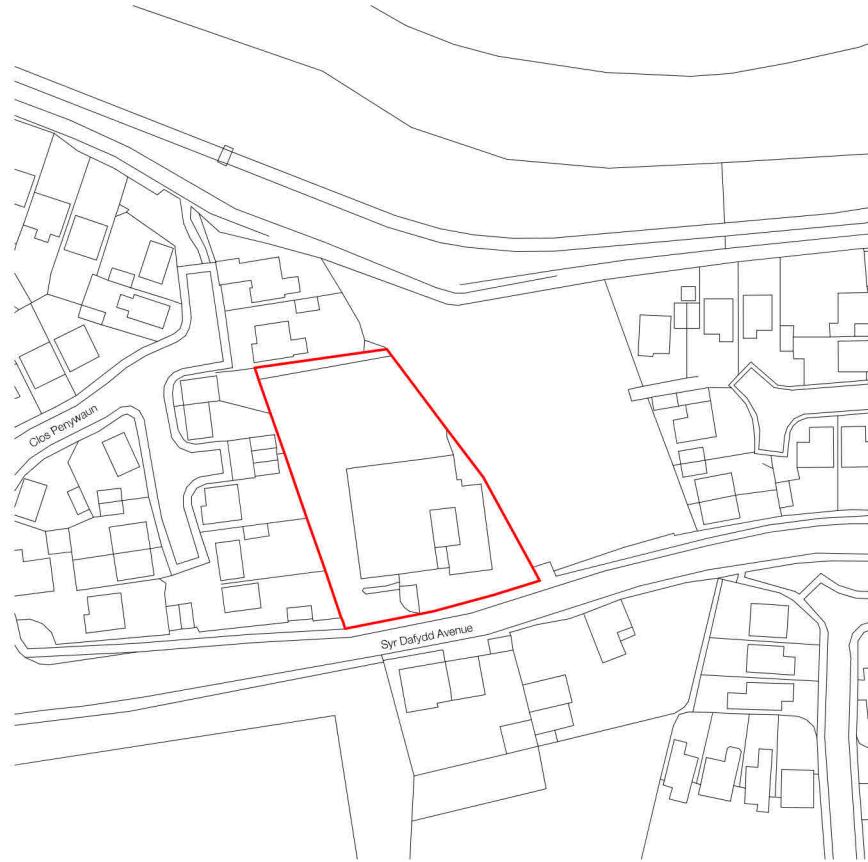
5.37 **Applicant's response:** The response is noted and requires no action.

6 Conclusion

- 6.1 This PAC report is submitted as part of a full planning application for the development of 26 affordable apartments and associated works at the Former New Forge Public House, Oakdale, Caerphilly. This report is a statutory requirement and addresses all matters required by Article 1 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment) Order 2016. It has been demonstrated herein that the applicant has undertaken all measures necessary to comply with guidance.
- 6.2 Alongside the planning application, this report demonstrates that the issues raised by the local residents and specialist consultees have either been addressed as part of the application; justified in planning terms; or are not material planning considerations that require addressing.
- 6.3 The finalised proposals that form part of the planning application are therefore the result of an iterative process that has sought to engage the local community. It is also asserted that the development is entirely appropriate given its context, and for these reasons, as well as the considerations put forward in other supporting documents it is considered that Caerphilly County Borough Council should recommend the approval of this planning application.

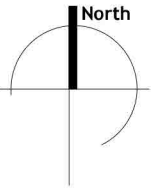
LRM Planning
December 2023

Appendix 1. Site Location Plan



Site location plan

1 : 1250



Notes

Do not scale from this drawing. Use figured dimensions only, which are displayed in millimetres unless stated otherwise. The contractor is requested to check all dimensions before work is put in hand. Any discrepancies within the drawing should be reported prior to commencement of works.
 Copyright of this drawing belongs solely to CMRA Ltd. This drawing must only be used for the purpose for which it is supplied and its contents must not be reproduced for any purpose without written permission.

**CHAMBERLAIN
 MOSS
 KING**
 architecture

87a Glebe Street | Painsan
 Vale of Glamorgan | CF69 1EE
 T: 02920 306400
 chamberlain@cmrka.co.uk

Project	Land off Sir Dafydd Avenue Oakdale
Project number	N489 / 2
Client	Castell Group
Title	Site location plan
Drawing number	A100
Scale	1 : 1250 at A3
Revision	A
Status	PLANING
Drawn	MM
Date	31.10.2023

Appendix 2. Notice displayed on site and issued to interested parties



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.
I give notice that: Castell Group.

Is intending to apply for planning permission for: Full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

Computer facilities are available to view this information online at: Oakdale Library, Cwrt Cwmdrwen, Oakdale, Blackwood, NP12 0HN which is open: Tuesday, Wednesday, and Friday (09:30-13:00 and 14:00-17:00); and closed on Monday, Thursday, Saturday and Sunday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Wednesday 13th December 2023

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmplanning.com
lrmplanning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACL"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACL perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Hen dafarn New Forge, Oakdale, Coed Duon, Caerffili, NP12 0LG.

Rwyf yn hysbysu bod: Castell Group

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Cais llawn ar gyfer datblygiad preswyl arfaethedig o 26 o fflatiau fforddiadwy, mynediad wedi'i dirlunio, maes parcio cerbydau, man agored cyhoeddus, a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmp planning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Oakdale, Cwrt Cwmderwen, Oakdale, Coed Duon, NP12 0HN sydd ar agor: Dydd Mawrth, Dydd Mercher, a Dydd Gwener (09:30-13:00 a 14:00-17:00); ac ar gau ar Ddydd Llun, Dydd Iau, Dydd Sadwrn a Dydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmp planning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CFT1 9LJ

Rhaid i bob ymateb gael ei dderbyn erbyn: Dydd Mercher 13eg Rhagfyr 2023.

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CFT1 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com

Appendix 3. Photographs and aerial map of locations for display of site notices

Location of site notice



Appendix 4. Declaration of display of site notice



**DECLARATION OF DISPLAY OF SITE NOTICE
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

I give notice that: LRM Planning Ltd.

On behalf of: Castell Group

Has correctly displayed bilingual site notices on site at: Former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG

Advising interested parties of the intention to develop the site in respect of: Full application for the proposed residential development comprising 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works.

On: Tuesday 14th November 2023

For a period of: No less than 28 days

Declaration made by: Abi Hawke, Planner, LRM Planning

For more details, including number of site notices and location of displayed site notices, please see accompanying Pre-Application Consultation Report.

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmplanning.com
lrmplanning.com

Appendix 5. Copy of letter issued to local owners and occupiers



Date: 14th November 2023

Our Ref: CDAH/23.153

Owner or Occupier

Dear Sir or Madam,

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**FULL PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT
COMPRISED OF 26 AFFORDABLE APARTMENTS, LANDSCAPED ACCESS, VEHICLE
PARKING, PUBLIC OPEN SPACE, AND ASSOCIATED WORKS**

LRM Planning is the appointed planning consultant acting on behalf of Castell Group in respect of the proposed development outlined above at former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG. We are writing to you as a near neighbour of the site to provide the enclosed notice, which gives you the opportunity to comment directly to the applicant, prior to the formal planning application being made to the Local Authority.

The draft planning application, including full set of drawings, can be viewed by visiting <http://lrmpanning.com/public-consultation/> and then the link for 'Former Forge Public House, Oakdale.' Alternatively, visit the LRM homepage (www.lrmpanning.com) and click on 'Public Consultations', via the menu in the top left-hand corner of the screen. Should you wish to comment, please contact LRM Planning via the email or postal addresses provided below, or the feedback form on the website.

Following the consultation period of 28 days, the comments received will be reviewed, considered and responded to, in the form of a Pre-Application Consultation Report that will accompany the planning application, rather than via individual responses. The planning application will be submitted to Caerphilly County Borough Council for consideration soon thereafter. The deadline for comments on this application is Wednesday 13th December 2023. **You will have an opportunity to comment directly to the Local Authority once the application is submitted.**

Yours faithfully,

LRM Planning Ltd

*Os hoffwch fersiwn Cymraeg o'r lythr hon, cysylltwch
ag LRM Planning, os gwelwch yn dda*

*Should you require a Welsh language version of this
letter, please contact LRM Planning*

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmpanning.com
lrmpanning.com



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.

I give notice that: Castell Group.

Is intending to apply for planning permission for: Full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

Computer facilities are available to view this information online at: Oakdale Library, Cwrt Cwmdrwen, Oakdale, Blackwood, NP12 0HN which is open: Tuesday, Wednesday, and Friday (09:30-13:00 and 14:00-17:00); and closed on Monday, Thursday, Saturday and Sunday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Wednesday 13th December 2023

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
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01392 690060

admin@lrmplanning.com
lrmplanning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU)
(CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACL"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACL perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Hen dafarn New Forge, Oakdale, Coed Duon, Caerffili, NP12 0LG.

Rwyf yn hysbysu bod: Castell Group

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Cais llawn ar gyfer datblygiad preswyl arfaethedig o 26 o fflatiau fforddiadwy, mynediad wedi'i dirlunio, maes parcio cerbydau, man agored cyhoeddus, a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmp planning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Oakdale, Cwrt Cwmderwen, Oakdale, Coed Duon, NP12 0HN sydd ar agor: Dydd Mawrth, Dydd Mercher, a Dydd Gwener (09:30-13:00 a 14:00-17:00); ac ar gau ar Ddydd Llun, Dydd Iau, Dydd Sadwrn a Dydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmp planning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid i bob ymateb gael ei dderbyn erbyn: Dydd Mercher 13eg Rhagfyr 2023.

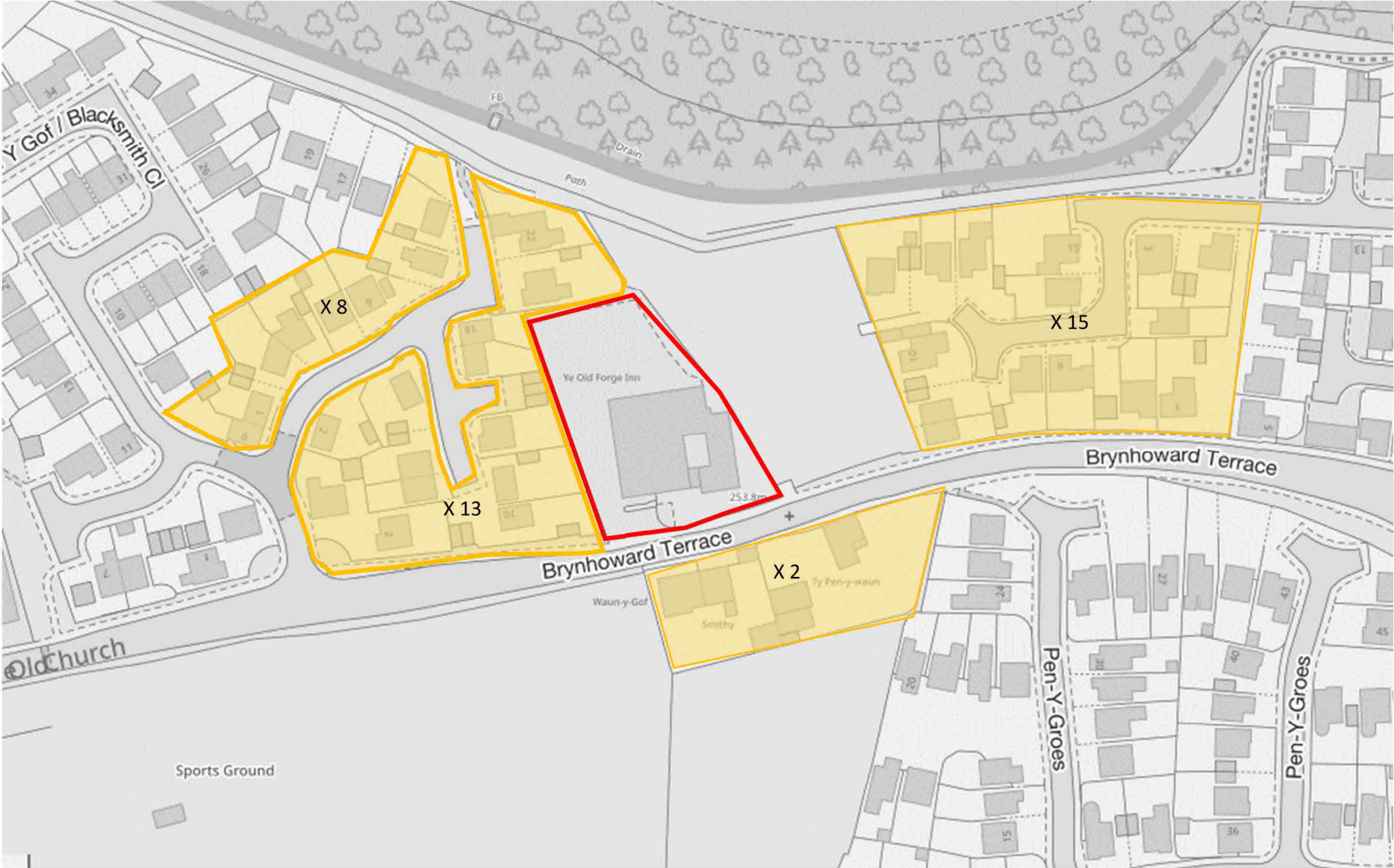
CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com

Appendix 6. Map of surrounding streets showing extent of letter drop

PAC Extent



Appendix 7. Copy of correspondence issued to Councillors

From: [Abi Hawke](mailto:Abi.Hawke@roysaralis@caerphilly.gov.uk)
To: ["roysaralis@caerphilly.gov.uk"; "daviee23@caerphilly.gov.uk"](mailto:roysaralis@caerphilly.gov.uk)
Cc: [Sam Courtney](mailto:Sam.Courtney@roysaralis@caerphilly.gov.uk)
Subject: Pre-application Consultation - Former New Forge Public House, Oakdale
Date: 14 November 2023 15:28:27
Attachments: [image001.png](#)
[PAC notice.pdf](#)

Dear Councillors,

I am contacting you as part of the mandatory Pre-Application Consultation (PAC) exercise on planning applications for major development. This notice comprises a formal invitation to provide Pre-Application Consultation comments.

This relates to a full planning application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works at the former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.

For transparency, this email is addressed to the following persons:

- Councillors Elizabeth Davies and Roy Saralis as Ward Councillors for Penmaen, the Ward in which the site lies.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on 'Former New Forge Public House, Oakdale' page.

The formal consultation begins on Tuesday 14th November 2023 and runs for 28 days until Wednesday 13th December 2023. In accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

Our advertisement of this development to neighbours is via display of site notice(s) and letter drop. The letter drop extends to the properties immediately adjoining and facing the development site and a number of properties in the surrounding area. You are of course more than welcome to inform residents beyond the immediate confines of the site, as you deem appropriate, who may also submit comments via the same means.

In addition, should you find it useful to discuss the proposals with members of the development team, please either email back or call on either of the below numbers, and we will seek to find a mutually convenient date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,



ABI HAWKE AssocRTP
PLANNER

T: 02920 349737 M: 07818567476
www.lrrmplanning.com

22 Cathedral Road, Cardiff CF11 9LJ

We are hiring – see [link to our webpage](#) for more information

REGISTERED ADDRESS: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ

DISCLAIMER: The contents of this e-mail and of any attachments, are confidential and may be privileged. If you have received this e-mail in error you should not disclose, disseminate, distribute or copy this communication or its substance. Please inform the sender and delete it from your mailbox and/or any other storage device. LRM Planning Limited does not accept liability for any statements made which are the sender's own and not expressly made on behalf of LRM Planning Limited or one of its agents. Please note that neither LRM Planning Limited nor any of its agents accept any responsibility for viruses that may be contained in this e-mail or its attachments and it is your responsibility to scan the e-mail and attachments (if any).



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.

I give notice that: Castell Group.

Is intending to apply for planning permission for: Full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works.

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

Computer facilities are available to view this information online at: Oakdale Library, Cwrt Cwmderwen, Oakdale, Blackwood, NP12 0HN which is open: Tuesday, Wednesday, and Friday (09:30-13:00 and 14:00-17:00); and closed on Monday, Thursday, Saturday and Sunday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Wednesday 13th December 2023

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St Mary, Exeter EX5 1FY
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admin@lrmplanning.com
lrmplanning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Hen dafarn New Forge, Oakdale, Coed Duon, Caerffili, NP12 0LG.

Rwyf yn hysbysu bod: Castell Group

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Cais llawn ar gyfer datblygiad preswyl arfaethedig o 26 o fflatiau fforddiadwy, mynediad wedi'i dirlunio, maes parcio cerbydau, man agored cyhoeddus, a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmp planning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Oakdale, Cwrt Cwmderwen, Oakdale, Coed Duon, NP12 0HN sydd ar agor: Dydd Mawrth, Dydd Mercher, a Dydd Gwener (09:30-13:00 a 14:00-17:00); ac ar gau ar Ddydd Llun, Dydd Iau, Dydd Sadwrn a Dydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmp planning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid i bob ymateb gael ei dderbyn erbyn: Dydd Mercher 13eg Rhagfyr 2023.

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02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com

Appendix 8. Copy of correspondence issued to specialist consultees

From: [Abi Hawke](mailto:Abi.Hawke@crm@caerphilly.gov.uk)
To: crm@caerphilly.gov.uk; ndcplanning.planning@dwrcymru.com; Firesafety@southwales-fire.gov.uk; thecoalauthority-planning@coal.gov.uk
Cc: [Sam Courtney](mailto:Sam.Courtney@caerphilly.gov.uk)
Subject: Pre-application Consultation - Former New Forge Public House, Oakdale
Date: 14 November 2023 15:28:34
Attachments: [PAC notice.pdf](#)
[image001.png](#)

Dear Sir/Madam,

I am writing to you as a specialist consultee or adjoining landowner as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, to serve the attached notice. This notice comprises a formal request for Pre-Application Consultation comments under article 2D of the Order as Modified by Article 2G.

This relates to a full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works at former New Forge Public House, Oakdale, Blackwood, Caerphilly, NPI2 0LG.

For transparency, this email is addressed to the following bodies/persons in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:

- Caerphilly County Borough Council Highways Authority – as the development will likely result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road; involves the alteration of a means of access to a highway; involves the laying out or construction of a new street; and as an adjoining landowner.
- The Coal Authority - as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.
- Dŵr Cymru Welsh Water – as the water and sewerage undertaker concerned and the development involves new residential development.
- Fire and Rescue Authorities – as the floor space to be created by the development is 1,000 square metres or more.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on 'former New Forge Public House, Oakdale'.

The formal consultation begins on Tuesday 14th November 2023 and runs for 28 days until Wednesday 13th December 2023 in accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,

ABI HAWKE AssocRTPI
PLANNER



T: 02920 349737 M: 07818567476
www.lrmplanning.com

22 Cathedral Road, Cardiff CF11 9LJ

We are hiring – see [link to our webpage](#) for more information

REGISTERED ADDRESS: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ
DISCLAIMER: The contents of this e-mail and of any attachments, are confidential and may be privileged. If you have received this e-mail in error you should not disclose, disseminate, distribute or copy this communication or its substance. Please inform the sender and delete it from your mailbox and/or any other storage device. LRM Planning Limited does not accept liability for any statements made which are the sender's own and not expressly made on behalf of LRM Planning Limited or one of its agents. Please note that neither LRM Planning Limited nor any of its agents accept any responsibility for viruses that may be contained in this e-mail or its attachments and it is your responsibility to scan the e-mail and attachments (if any).



PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Purpose of this notice: This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: Former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.
I give notice that: Castell Group.

Is intending to apply for planning permission for: Full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works.

You may inspect copies of:

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- The plans; and
- Other supporting documents.

Online at: <http://lrmplanning.com/public-consultation/>

Computer facilities are available to view this information online at: Oakdale Library, Cwrt Cwmderwen, Oakdale, Blackwood, NP12 0HN which is open: Tuesday, Wednesday, and Friday (09:30-13:00 and 14:00-17:00); and closed on Monday, Thursday, Saturday and Sunday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at:

Email: admin@lrmplanning.com

Address: LRM Planning, 22 Cathedral Road, Cardiff, CF11 9LJ

All responses must be received by: Wednesday 13th December 2023

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmplanning.com
lrmplanning.com



CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r Awdurdod Cynllunio Lleol ("ACL"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACL perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACL ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: Hen dafarn New Forge, Oakdale, Coed Duon, Caerffili, NP12 0LG.

Rwyf yn hysbysu bod: Castell Group

Yn bwriadu gwneud cais am ganiatâd cynllunio er mwyn: Cais llawn ar gyfer datblygiad preswyl arfaethedig o 26 o fflatiau fforddiadwy, mynediad wedi'i dirlunio, maes parcio cerbydau, man agored cyhoeddus, a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein yn: <http://lrmp planning.com/public-consultation/>

Mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn: Llyfrgell Oakdale, Cwrt Cwmderwen, Oakdale, Coed Duon, NP12 0HN sydd ar agor: Dydd Mawrth, Dydd Mercher, a Dydd Gwener (09:30-13:00 a 14:00-17:00); ac ar gau ar Ddydd Llun, Dydd Iau, Dydd Sadwrn a Dydd Sul.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglun â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn:

Cyfeiriad e-bost: admin@lrmp planning.com

Cyfeiriad: LRM Planning, 22 Heol y Gadeirlan, Caerdydd, CF11 9LJ

Rhaid i bob ymateb gael ei dderbyn erbyn: Dydd Mercher 13eg Rhagfyr 2023.

CARDIFF OFFICE
22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

EXETER OFFICE
Winslade Manor, Manor Drive, Clyst
St Mary, Exeter EX5 1FY
01392 690060

admin@lrmp planning.com
lrmp planning.com

Appendix 9. Responses from Dŵr Cymru Welsh Water, Highways Department, South Wales Fire and Rescue Service, and Coal Authority

From: [Hobbs, Jacquie](#)

To: [LRM Planning](#)

Subject: FW: The New Forge, Brynhoward Terrace, Oakdale, Blackwood, NP12 0LG

Date: 04 December 2023 14:40:02

To whom it may concern

Re: The New Forge, Brynhoward Terrace, Oakdale, Blackwood, NP12 0LG

Having reviewed the submitted documentation specifically **Site Plan Dwg no: A102** whilst there is no highway objection to the principle of the development, there are however a number of elements that should be considered by the applicant when submitting a planning application.

- A transport Statement should be provided this should include details of Active travel and how the proposed development links into local ATNR's (Active Travel Network Routes) and provides safe links to local bus stops . The submitted documentation should also consider Design Guidance –Active Travel (Wales) Act 2013.
- Cycle provision required for all units, secure and well positioned for use
- Parking should be in accordance with LDP5 and any departure due to sustainability of the site should be covered by completing Schedule 6 of LDP5 or provide evidence to suggest that car ownership would be such that no overspill parking would occur.
- Access into the development should be a dropped kerb crossing as the internal layout will not be adopted by the highway authority. Bin storage area therefore, should be close to the adopted highway. Visibility splays in either direction commensurate with the posted speed limit should be shown on any submitted plan.
- The internal layout includes a turning head for delivery vehicles to allow for all vehicles to enter and leave the site in forward gear as Syr – Dafydd road is a classified road (B4251) Swept path analysis required .
- SAB requirements will also need to be considered

I trust this is of assistance.

Jacquie Hobbs
Prif Beriannydd | Principal Engineer Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

Tel: 01495 235270

HOBBSJ1@caerphilly.gov.uk / HOBBSJ1@caerffili.gov.uk www.caerffili.gov.uk | www.caerphilly.gov.uk

Gallwch ohebu mewn unrhyw iaith neu fformat.Ni fydd gohebu yn Gymraeg yn creu unrhyw oedi. Correspondence may be in any language or format. Corresponding in Welsh will not lead to any delay.

Mae'r e-bost hwn ac unrhyw ffeiliau sy'n atodol yn gyfrinachol a dim ond ar gyfer defnydd yr unigolyn neu'r sefydliad y cyfeiriwyd atynt. Os ydych wedi derbyn yr e-bost hwn ar gam rhwch wybod i reolwr eich system. Nodwch fod unrhyw sylwadau neu farn o fewn testun yr e-bost yw sylwadau a barn yr awdur yn unig ac nid yn angenrheidiol yn cynrychioli barn Cyngor Bwrdeistref Sirol Caerffili. I orffen, dylai'r person sy'n derbyn yr e-bost sicrhau nad oes firws ynghlwm nac mewn unrhyw ddogfen atodol i'r e-bost. Nid yw'r Cyngor yn derbyn unrhyw gyfrifoldeb am unrhyw ddifrod achoswyd gan unrhyw firws sy'n cael ei drosglwyddo gan yr e-bost hwn. Rydym yn croesawu gohebiaeth yn Gymraeg, Saesneg neu'n ddwyieithog (yn unol â'ch dewis), ac mewn ieithoedd a fformatau eraill. Cewch ymateb yn unol â'ch dewis iaith os nodwch hynny i ni, ac ni fydd cyfathrebu â ni yn Gymraeg yn arwain at oedi. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of Caerphilly County Borough Council. Finally, the recipient should check this email and any attachments for the presence of viruses. The Council accepts no liability for any damage caused by any virus transmitted by this email. We welcome correspondence in English, Welsh or bilingually (according to your choice) or in other languages and formats. We will respond in your declared chosen language, and corresponding with us in Welsh will not lead to any delay.

#####



Dŵr Cymru
Welsh Water

Abi Hawke
L R M Planning Limited
22 Cathedral Road
Cardiff,
Cardiff,
CF11 9LJ

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Tel: +44 (0)800 917 2652
Ffax: +44 (0)2920 740472
E:mail: developer.services@dwrwymru.com

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrwymru.com

Date: 30/11/2023
Our Ref: PPA0008415

Dear Sir/Madam,

Grid Ref: 319257 198713
Site Address: The New Forge, Brynhoward Terrace, Oakdale, Caerphilly
Development: 2D - Proposed residential development of 26 apartments, landscaped access, vehicle parking, public open space, and associated works

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Firstly, we note that the proposal relates to 26 apartments and understand that the development site may have planning permission for 16 apartments and 2 no. Class A1 retail units; as a result, we are not sure of its status and any conditions that may be relevant in relation to water and sewerage but note the Design and Access Statement suggests it was withdrawn. However, should this not be the case and having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

We have no objection for the domestic foul flows generated from this development to connect to the public sewer. We advise that the flows can be communicated to the 225mm public combined sewer located in the Brynhoward Terrace highway, between manhole ST19982601 and ST19983608 as indicated on the extract of public sewer record provided and the Proposed Drainage Layout drawing ref no. 10336-102 submitted with the draft application. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English
Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan, CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestrig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

As of 07/01/2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Wastewater Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

Capacity is currently available in the water supply system to accommodate the development. Initial indications are that a connection can be made from the 6” diameter watermain along Brynhoward Terrace. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers’ supply as demands upon our water systems change continually.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently, the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

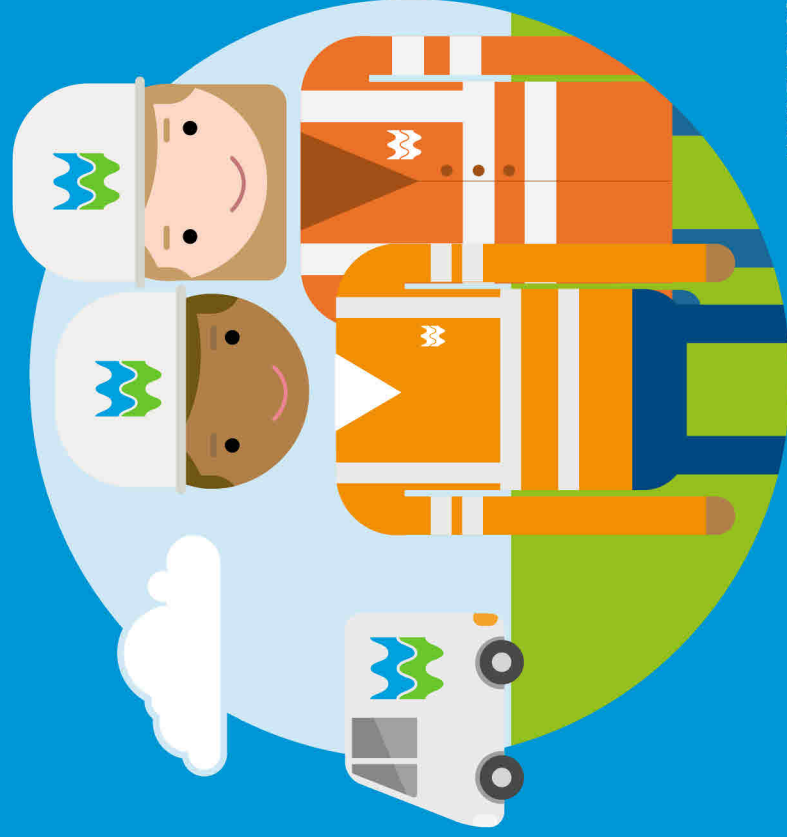
Dŵr Cymru Cyf, a limited company registered in
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Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Planning and new development

What you should do, and how we can help





Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

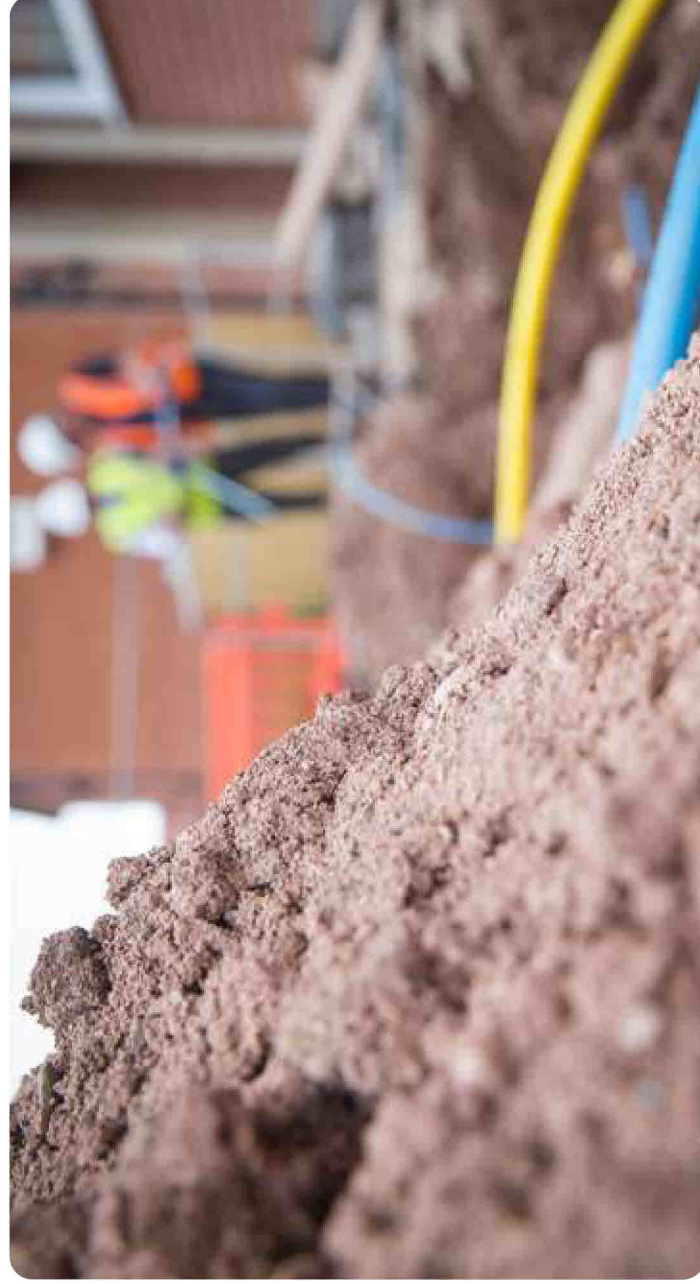
How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development





Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

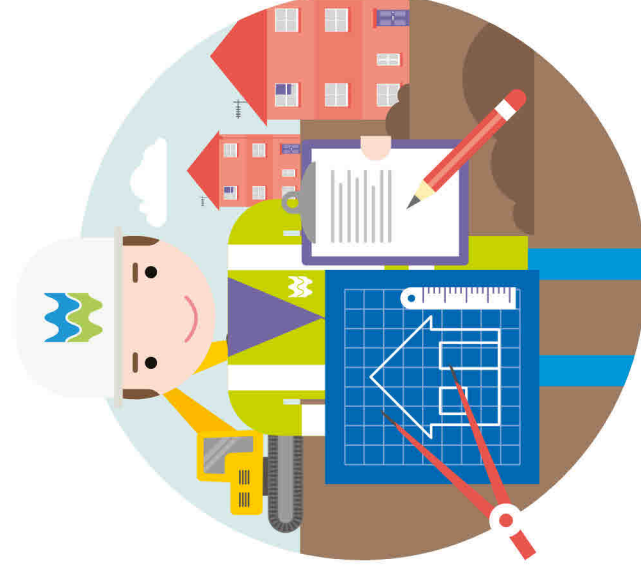
You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

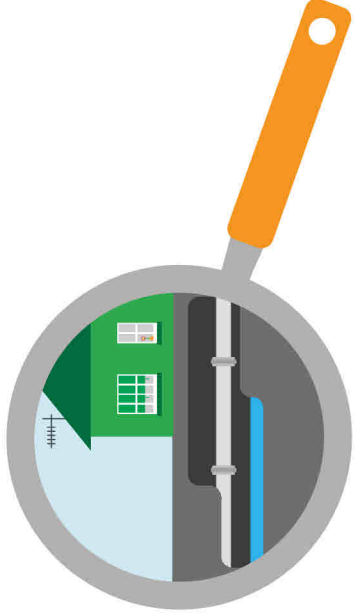
For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
 - Include 10 dwellings or larger
 - Have 1000sqm or larger non-residential floor space or
 - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.





Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via planandprotect@dwrcymru.com or **08009172652** to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

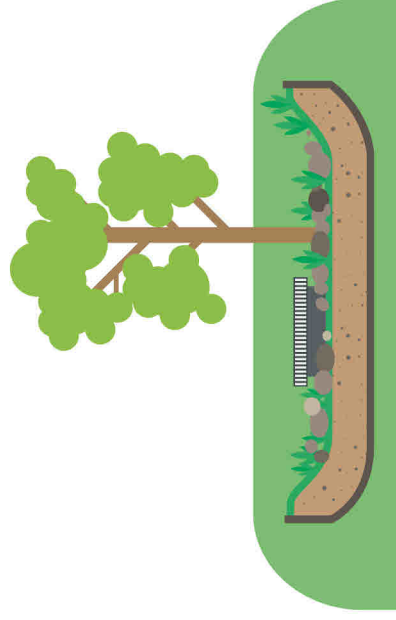
SUDS in Wales

All new development of more than one building or a construction area of 100m² or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems,' you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

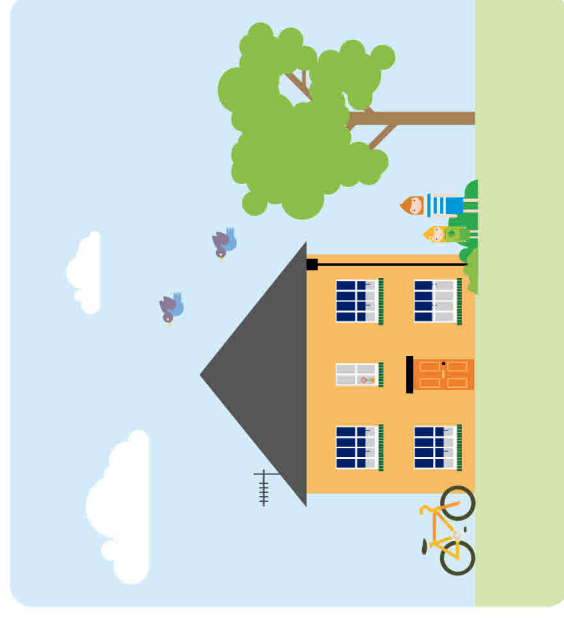
Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652





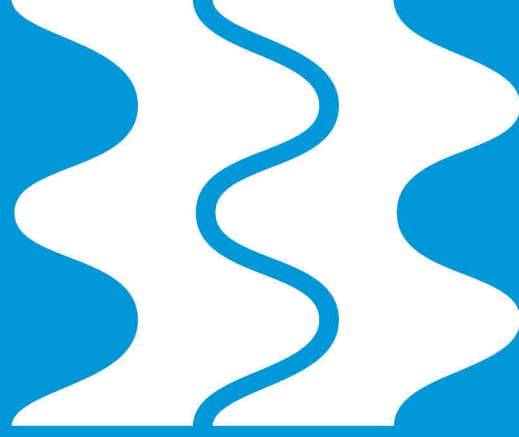
Contact Us:

If you've got any questions or queries,
then feel free to contact us:

Call
0800 917 2652

Email
developer.services@dwrcymru.com

Visit
www.dwrcymru.com



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/dwrcymruwelshwater

From: [Gibson, Adrian](#)
To: [Abi Hawke](#)
Subject: RE: Pre-application Consultation - Former New Forge Public House, Oakdale
Date: 11 December 2023 13:47:43
Attachments: [image001.png](#)

Good Afternoon,

South Wales Fire and Rescue Service have looked at the application and agree with the application.

Further comment will be made at full planning application stage.

Kind Regards,

Adrian

From: Abi Hawke <abihawke@lrmpplanning.com>
Sent: Tuesday, November 14, 2023 3:29 PM
To: crm@caerphilly.gov.uk; ndcplanning.planning@dwrcymru.com; Fire Safety (External) <Firesafety@southwales-fire.gov.uk>; thecoalauthority-planning@coal.gov.uk
Cc: Sam Courtney <samcourtney@lrmpplanning.com>
Subject: Pre-application Consultation - Former New Forge Public House, Oakdale

Dear Sir/Madam,

I am writing to you as a specialist consultee or adjoining landowner as defined by article 2(f) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, to serve the attached notice. This notice comprises a formal request for Pre-Application Consultation comments under article 2D of the Order as Modified by Article 2G.

This relates to a full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works at former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.

For transparency, this email is addressed to the following bodies/persons in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:

- Caerphilly County Borough Council Highways Authority – as the development will likely result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road; involves the alteration of a means of access to a highway; involves the laying out or construction of a new street; and as an adjoining landowner.
- The Coal Authority - as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.
- Dŵr Cymru Welsh Water – as the water and sewerage undertaker concerned and the development involves new residential development.
- Fire and Rescue Authorities – as the floor space to be created by the development is 1,000 square metres or more.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on 'former New Forge Public House, Oakdale'.

The formal consultation begins on Tuesday 14th November 2023 and runs for 28 days until Wednesday 13th December 2023 in accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,



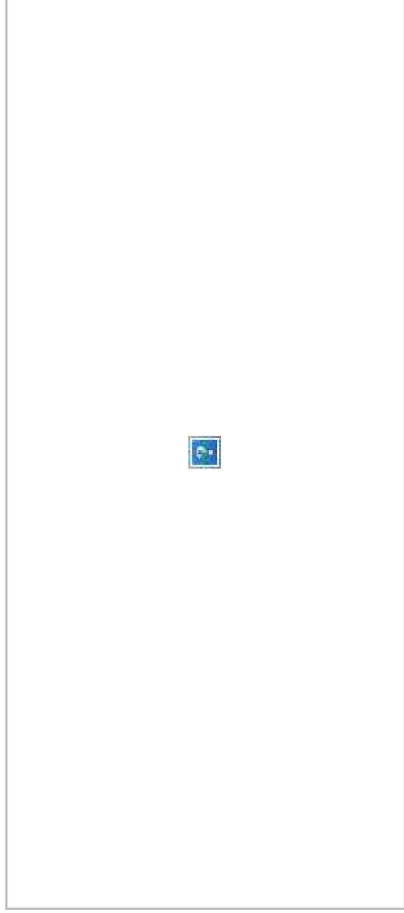
ABI HAWKE ASSOCIATES
PLANNER

T: 02920 349737 M: 07818567476
www.lrmplanning.com

22 Cathedral Road, Cardiff CF11 9LJ

We are hiring – see [link to our webpage](#) for more information

REGISTERED ADDRESS: Nyewood Court, Brookers Road, Billingshurst, RH14 9RZ
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-- Mae'r neges e-bost hon ac unrhyw ffeiliau sydd ynghlwm wrthi yn gwbl gyfrinachol ac wedi'u bwriadu at sylw y person neu sefydliad y maent wedi eu cyfeirio ato yn unig. Na chaniateir i chi adolygu, ailanfon, lledaenu na defnyddio'r wybodaeth uchod ar unrhyw gyfrif: peidiwch a chymryd unrhyw gamau o ganlyniad a gan ddibynnu arni. Os ydych wedi derbyn y neges e-bost hon ar gam, wnewch chi hysbysu'r anfogydd ar unwaith a dileu'r e-bost a'i

chynnwys oddi ar eich system os gwelwch yn dda. Barn neu safbwyntiau'r awdur yw'r rhai a fynegir yn y neges e-bost hon ac nid ydynt yn adlewyrchu o anghenraïd barn neu safbwyntiau Gwasanaeth Tan Ac Achub De Cymru onis dywedir yn bendant fel arall. Bydd pob eitem o bost a anfonir i'r cyfeiriad hwn yn cael ei monitro gan system e-bost corfforaethol y Gwasanaeth Tan ac efallai y caiff ei harchwilio gan berson arall, sy ddim o reidrwydd y derbynnydd gwreiddiol, er mwyn dod o hyd i ddefnydd o ddeunydd anaddas neu dorri rheolau polisiau. Os nad yw hyn yn dderbyniol i chi, peidiwch a defnyddio'r dull yma o gyfathrebu a Gwasanaeth Tan Ac Achub De Cymru. Rydym yn croesawu gohebiaeth yn y Gymraeg a'r Saesneg - byddwn yn ymateb yn gyfartal i'r ddau ac yn ateb yn eich dewis iaith heb oedi. This e-mail and any files transmitted with it are confidential and intended solely for the use of the recipient(s) only. Any review, retransmission, dissemination or other use of, or taking any action in reliance upon this information by persons or entities other than the intended recipient(s) is prohibited. If you have received this e-mail in error please notify the sender immediately and destroy the material whether stored on a computer or otherwise. Any views or opinions presented within this e-mail are solely those of the author and do not necessarily represent those of South Wales Fire and Rescue Service, unless otherwise specifically stated. All mail sent to and from this address will be monitored by our corporate e-mail system and may be scrutinised by persons other than the addressee for unsuitable content or contraventions of policy. If this is unacceptable to you please do not use this method of communication with the South Wales Fire and Rescue Service. We welcome correspondence in Welsh and English - we will respond equally to both and will reply in your language of choice without delay.

From: [The Coal Authority-Planning](#)
To: [LRM Planning](#)
Subject: [External] Pre-application Consultation - Former New Forge Public House, Oakdale
Date: 30 November 2023 11:02:04
Attachments: [image001.png](#)

Dear Abi Hawke,

Thank you for your notification of 14 November 2023 seeking the views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority.

On this basis, the Planning team at the Coal Authority have no comments to make.

Please do not hesitate to contact us if you would like to discuss this matter further.

Yours sincerely

The Coal Authority Planning Team

From: Abi Hawke <abihawke@lrmpplanning.com>
Sent: 14 November 2023 15:29
To: crm@caerphilly.gov.uk; ndcplanning.planning@dwrcymru.com; Firesafety@southwales-fire.gov.uk; The Coal Authority-Planning <thecoalauthority-planning@coal.gov.uk>
Cc: Sam Courtney <samcourtney@lrmpplanning.com>
Subject: [External] Pre-application Consultation - Former New Forge Public House, Oakdale

You don't often get email from abihawke@lrmpplanning.com. [Learn why this is important](#)

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Dear Sir/Madam,

I am writing to you as a specialist consultee or adjoining landowner as defined by article 2(f) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, to serve the attached notice. This notice comprises a formal request for Pre-Application Consultation comments under article 2D of the Order as Modified by Article 2G.

This relates to a full application for the proposed residential development of 26 affordable apartments, landscaped access, vehicle parking, public open space, and associated works at former New Forge Public House, Oakdale, Blackwood, Caerphilly, NP12 0LG.

For transparency, this email is addressed to the following bodies/persons in accordance with the requirements listed in the table under schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016:

- Caerphilly County Borough Council Highways Authority – as the development will likely result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road; involves the alteration of a means of access to a highway; involves the laying out or construction of a new street; and as an adjoining landowner.
- The Coal Authority - as the development lies within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining.
- Dŵr Cymru Welsh Water – as the water and sewerage undertaker concerned and the development involves new residential development.
- Fire and Rescue Authorities – as the floor space to be created by the development is 1,000 square metres or more.

The formal notice attached provides information about the proposals, and gives details on how to view the draft planning application, which is now available for viewing on our website at www.lrmplanning.com, and includes drawings, draft planning application forms and draft Design & Access Statement, along with an array of other supporting documents.

To access this information, please follow the menu on the blue bar on the left-hand side of the webpage, click on 'Public Consultation', and then on 'former New Forge Public House, Oakdale'.

The formal consultation begins on Tuesday 14th November 2023 and runs for 28 days until Wednesday 13th December 2023 in accordance with the requirements of article 2E of the Order, any response you wish to make must be received by this date.

If you have any queries, please do not hesitate to contact me on the details provided below.

Kind regards,



ABI HAWKE AssocRTP
PLANNER

T: 02920 349737 M: 07818567476
www.lrmplanning.com

22 Cathedral Road, Cardiff CF11 9LJ

We are hiring – see [link to our webpage](#) for more information

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CARDIFF OFFICE

22 Cathedral Road, Cardiff, CF11 9LJ
02920 349737

admin@lrmpplanning.com
lrmpplanning.com

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EXETER OFFICE

Winslade Manor, Manor Drive, Clyst St
Mary, Exeter EX5 1FY, 01392 690060



Registered Office: Nyewood Court, Brookers Road, Billingshurst RH14 9RZ
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