

Planning Application Ref:	24/0150/OUT
Development Name:	Land To Rear Of 61 Abernant Road Markham NP12 0PR. UPRN 000043165888.
Development Description:	The proposal is for a log cabin.
Construction Area:	0.01ha (100m ²), as per Application Form.
Is Sustainable Drainage Approval Required for this Development?	No. Footprint of the proposed development including associated works is in the region of 60m ² .
Has a Drainage Statement been provided?	No.
Is the Development within Flood Zone 2 or 3?	No.
Conclusion:	We would like to advise you of Concerns that we have regarding this Application (see below for details)
Requested Condition(s)	Condition: Prior to the commencement of works on site a scheme of land and surface water drainage (inclusive of watercourses) within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied. Reason: To ensure the development is served by an appropriate means of drainage in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021 and in accordance with the requirements of Planning Policy Wales Edition 11.
Completed by:	Jacob Paton, Assistant Engineer, LLFA.
Date:	01/03/2024

Concerns:

- The applicant has indicated the disposal of surface water via sustainable drainage system with a soakaway and seemingly a discharge to an existing watercourse; however no information has been submitted to consider the viability of this method of disposal of surface water.
We request that additional information is provided in the form of a "Drainage Statement" as outlined in Section 8 of TAN15 prior to determination in order for us to be able to provide more substantive comments.
This request is considered reasonable and appropriate in relation to the scale of the development in accordance with sections 7.2.19 – 7.2.22 and 9.3.1 of the Welsh Government Development Management Manual Revision 2.

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

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



Cyfarwyddwr Corfforaethol Dros Dro - Cymunedau
Interim Corporate Director - Communities

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2. The site is situated within an area susceptible to groundwater flooding.
3. The proposed development is in close proximity to an existing combined watercourse.

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

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