

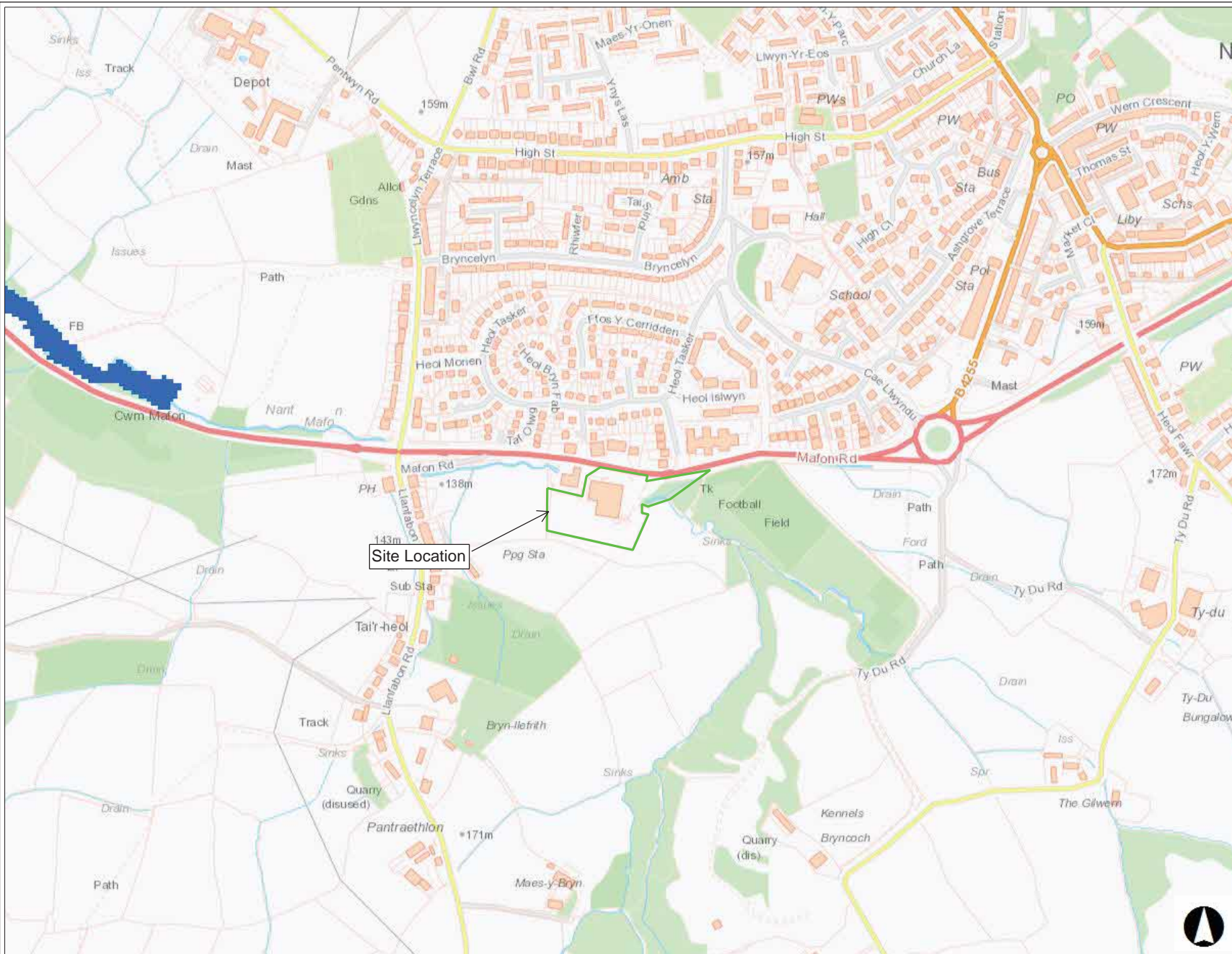
Development Advice Map - 11954 Aldi Mafon Road

Allwedd / Map Key

- Zone C1
- Zone C2
- Zone B
- Zone A

Graddfa / Scale at A3 1: 5,000

Dyddiad / Date
13/02/2024



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YR EGID SI R3 ODDQJ' HWDDO
YR EGID W5 ODDI RGRDE

/ HJHQG

7S1' HHQBQ-RQV

5 DYHLV

6 HD

5 DYHLV OGG HD

5 DYHLV

) GRGRQH

) GRGRQH

6 HD

) GRGRQH

) GRGRQH

6 XUDFD HD WYDDG PDDO: DNU FAKUHV

) GRGRQH

) GRGRQH

) GRGL W UESHVUY RLV

Site Location

k



NP

%UMMKD VWRDDOUL G

' LVFOLP HU

KMSVDXUDUHRKUFHNDOW I GRBGLVFDLPHURR XU GRBEG
FRDMDGUR/LRLLVRS/ " CDQ HQ

SRMDLQZG GENDRUR ZDRS \ ULJ KVDGDDDE DVHLL KW

6 FDGDDYS

' DM

< 15 : & 16 RPHQI RUDM/RQHLYG UR 8, & 40 MUHRU (FRCA) + GRGRJ <
8, & (+ W4) QZ URQ HQMSJHE < (SDGSHWESSLQJ30 FDG9/DHWN, Q/HUQVURDD
/ LP UMGHI UD0H7II LAF OGS' SLVYV'S J RDR < & IODI LHQQD YHVLW-DRHV
+ XWRQ QVUWYH ZGQ QH6XUYN // DQGU RSHUW6 HU'LFH BODLJKMUHWYNS

APPENDIX E
**Correspondence Regarding Culvert
Trash Screen**

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

www.caerffili.gov.uk | www.caerphilly.gov.uk

Head Office Complaints Department
The Co-operative Group
1 Angel Square
Manchester
M60 0AG

Marcus Lloyd B.Eng. MBA.C.ENG.
MICE, MCMI, MCIHT
Pennaeth Isadeiledd

Eich Cyf:

Ein Cyf:

Cysylltwch â:

Ffon:

E Bost:

Dyddiad:

071663/GJ/CD



13/05/2019

Annwyl Syr/Fadam

CEFNUR CEUFFOS – CYFRIFOLDEB PERCHENOGION GLANNAU AFON
Adeiladwaith cefnur y ceuffos ar yr ochr ddwyreiniol i'r Eiddo
[Siop Co-operative, Heol Mabon, Nelson, CF46 6PE]

Gan gyfeirio at nifer o gyfarfodydd ar y safle a sgysiau ar y ffôn gyda'ch cynrychiolwyr yn y siop uchod yn Nelson, rwy'n ysgrifennu atoch i gadarnhau bod chwiliad cofrestrfa tir wedi cael ei gynnal o ran adeiladwaith cefnur y geuffos ar yr ochr ddwyreiniol i'ch siop, ac rydym ar ddeall bod y tir y mae'r adeiladwaith yn sefyll arno yn dod o dan eich perchnogaeth.

O dan Ddeddf Draenio Tir 1991, a chithau'n berchennog glannau afon, mae gennych gyfrifoldeb i drosglwyddo'r llif heb rwystr, derbyn y llif drwy eich tir, a sicrhau nad oes malurion mewn unrhyw adeiladwaith.

Mae Adran Priffyrdd Caerffili wedi cysylltu â chi eisoes ynglŷn â malurion yn rhwystro'r cefnur. Yn y gorffennol, mae hyn wedi achosi llifogydd difrifol ar briffordd gyhoeddus A472, gan beri perygl i ddefnyddwyr y briffordd.

Mae pob tiffeddiannwr yn gyfrifol am y rhan o'r cwrs dŵr sy'n mynd drwy ei dir. Mae'r cyfrifoldeb hwn yn cynnwys cynnal a chadw'r cwrs dŵr, a'i glirio. Mae'r Cyngor yn gyfrifol yn unig am y rhannau o gysiau dŵr/ceuffosydd sy'n mynd drwy'r tir sy'n eiddo iddo neu sy'n mynd o dan y briffordd gyhoeddus – a fyddai'n cynnwys y llwybr troed ac wyneb y ffordd.

Nid yw'r Cyngor yn gyfrifol am waith cynnal a chadw cysiau dŵr/ceuffosydd o dan dir preifat, ond, mae ganddo bwerau o dan y Ddeddf Draenio Tir i sicrhau bod y dŵr yn llifo'n ddirwystr.

Byddwch cystal â rhoi'r manylion am eich trefn cynnal a chadw ar gyfer monitro a glanhau'r nodwedd draenio tir bwysig hon i atal llifogydd o fewn y 28 diwrnod nesaf.

.../..



Gall methu â chyflawni dyletswyddau perchnogion glannau afon arwain at y Cyngor yn cymryd y camau priodol o dan Ddeddf Draenio Tir 1991.

Amgaeaf gynllun sy'n dangos lleoliad bras yr adeiladwaith cefnurfur ac aliniad tybiedig y geuffos. Nid yw'r Cyngor yn derbyn cyfrifoldeb am ddefnyddio'r wybodaeth hon, ac yn argymhell eich bod yn cael cyngor proffesiynol yn hyn o beth.

Ceir rhagor o wybodaeth am y Ddeddf Draenio Tir yn:

www.legislation.gov.uk/cy/ukpga/1991/59/data.htm

Edrychwn ymlaen at glywed oddi wrthyich.

Yn awwir



on behalf of
Head of Infrastructure

Amg.

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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Head Office Complaints Department
The Co-operative Group
1 Angel Square
Manchester
M60 0AG

Marcus Lloyd B.Eng. MBA.C.ENG.
MICE, MCMI, MCIHT
Head of Infrastructure

Your Ref:

Our Ref:

071663/GJ/CD

Contact:

Telephone:

E Mail:

Date:

13/05/2019

Dear Sir/Madam

CULVERT HEADWALL – RIPARIAN RESPONSIBILITY
Culvert headwall structure located to eastern side of Property
[Co-operative Store, Mabon Road, Nelson, CF46 6PE]

With reference to numerous site meetings and telephone conversations with your representatives at the above store in Nelson, I am writing to confirm that a land registry search has been carried out on the culvert headwall structure located to the eastern side of your store, and it is our understanding that the land the structure is located on comes under your ownership.

Under the Land Drainage Act 1991 as the riparian owner you have a responsibility to pass on flows without obstruction, accept them through your land and maintain/keep any structures free from debris.

You have previously been contacted by Caerphilly's Highways Department regarding the headwall being blocked with debris. This has historically caused serious flooding to the A472 public highway which is a danger to the highway user.

Each landowner is responsible for the section of watercourse running through their land. This responsibility includes maintaining and cleaning watercourses. The council are liable for lengths of culverts/watercourses that pass through land that it owns or as they pass under the public highway which would include the footpath and road surface.

The council are not liable for maintenance of culverts/watercourses under private land but do have powers under the Land Drainage Act to ensure the free flow of water is maintained.

Can you please provide details of your maintenance regime for monitoring and cleansing this important land drainage feature to prevent flooding within the next 28 days.

.../..



Failure to carry out your riparian duties may result in the council taking appropriate action under the Land Drainage Act 1991.

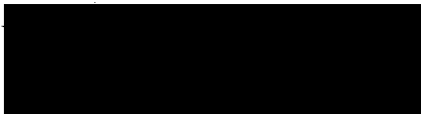
Please find attached a plan, showing the approximate location of the headwall structure and the assumed alignment of the culvert. The council do not accept liability from the use of this information and recommend you obtain professional advice in this regard.

Further information on the Land Drainage Act can be found at:

<http://legislation.data.gov.uk/ukpga/1991/59/data.htm?wrap=true>

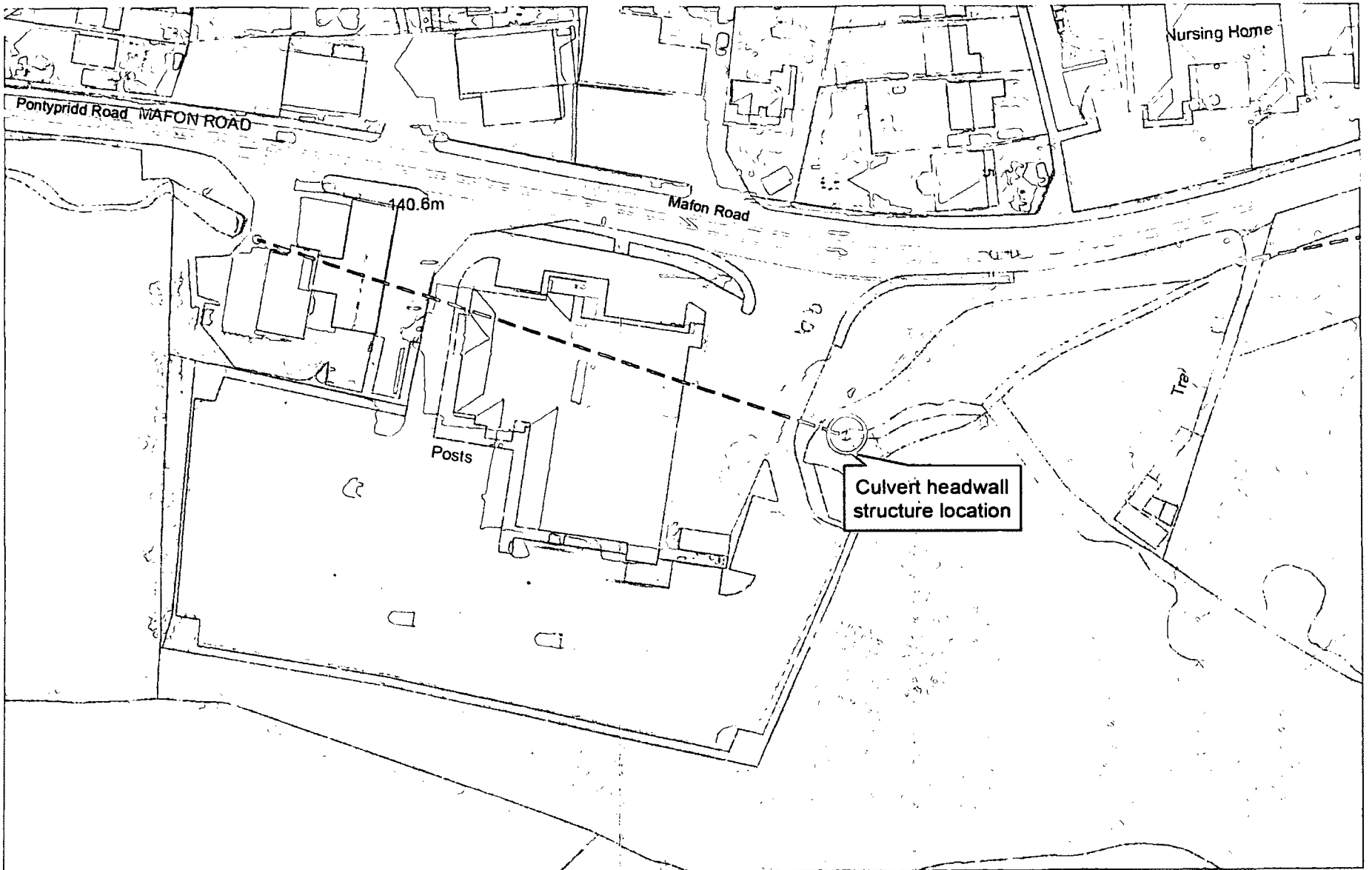
We look forward to hearing from you.

Yours sincerely

A black rectangular box redacting the signature of the Head of Infrastructure.

on behalf of
Head of Infrastructure

Enc





K/S Nelson
C/O Molyneux Rose Ltd
143 New Bond Street
London
W1S 2TP

Landlord's Consent for replacement Culvert at Co-op Food, Mafon Road, Caerphilly

Dear Sir or Madam

We have been served an enforcement notice by the local authority replace the Culvert at the above property, and under the terms of the lease we will need consent for these works.

Hopefully you will understand that due to the enforcement notice, we would want to move as quickly as possible in this matter. Our team is currently undertaking surveys and are discussing the following options

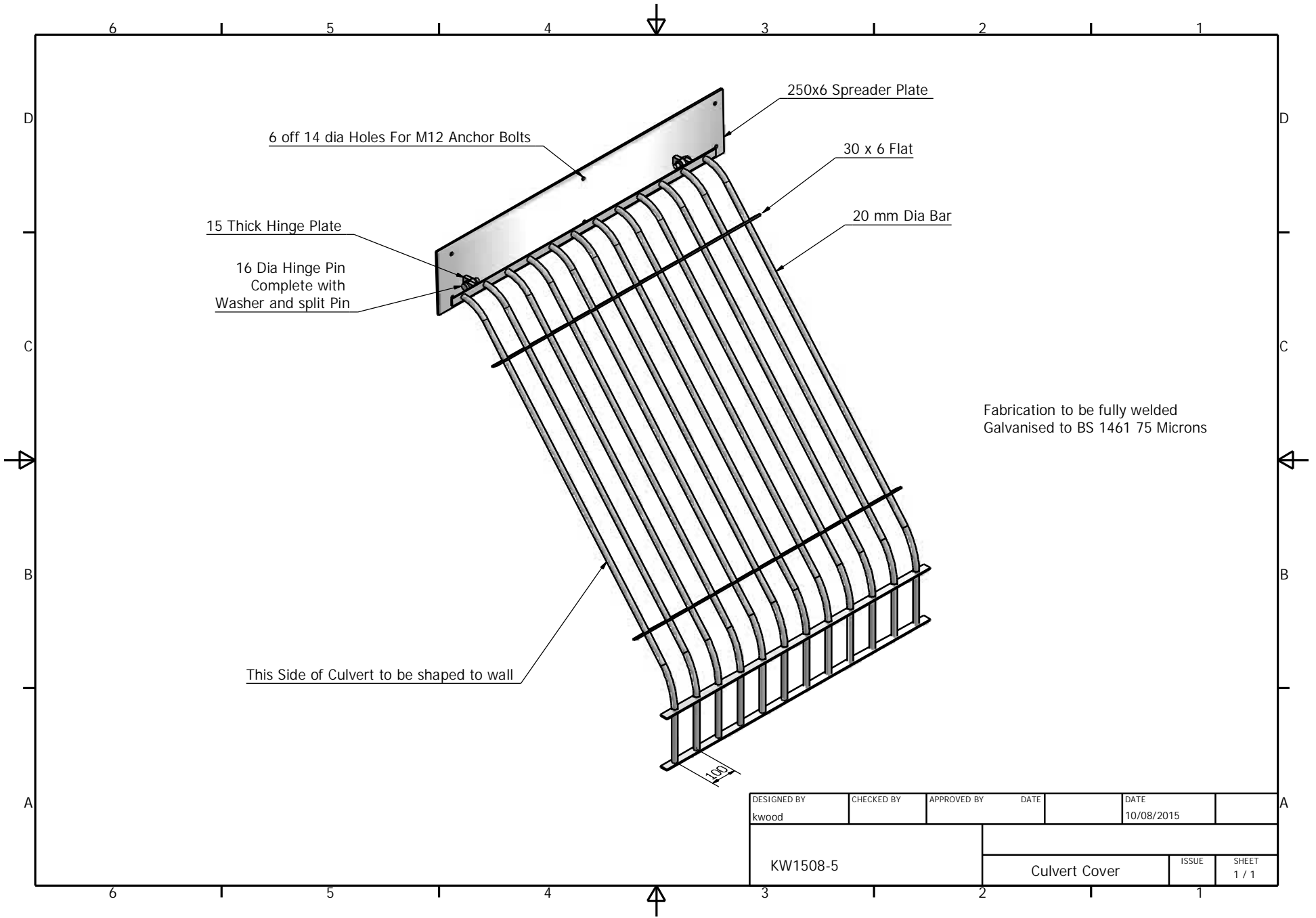
- A like-for-like replacement (as far as can be determined from the survey findings)
- A screen incorporating access provisions, broadly in line with 'photo A '(copy attached)
- A screen amounting to a new headwall grillage in accordance with the drawing (titled 'Trash Screen Drawing', also attached)

Further plans will be available in due course, however as time is of the essence, I'd appreciate your thoughts on this matter and if any further details are needed with a view to issuing formal consent once firmed up plans are available

If you have any questions, please get in touch.

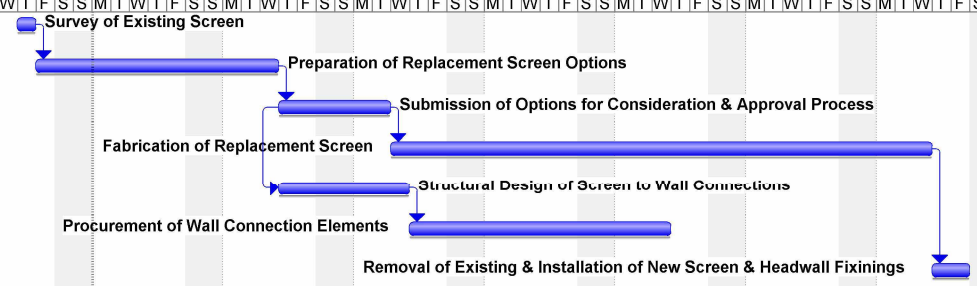
Yours sincerely

Chris Best
Consents Manager



TREHARRIS CO-OP CULVERT TRASH SCREEN REMEDIAL WORKS

ID	Task Name	Duration	Start	Finish	01 Feb '21	08 Feb '21	15 Feb '21	22 Feb '21	01 Mar '21	08 Mar '21	15 Mar '21	22 Mar '21	2																												
					M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T
1	Survey of Existing Screen	1 day	Thu 04/02/21	Thu 04/02/21																																					
2	Preparation of Replacement Screen Options	9 days	Fri 05/02/21	Wed 17/02/21																																					
3	Submission of Options for Consideration & Approval Process	4 days	Thu 18/02/21	Tue 23/02/21																																					
4	Fabrication of Replacement Screen	21 days	Wed 24/02/21	Wed 24/03/21																																					
5	Structural Design of Screen to Wall Connections	5 days	Thu 18/02/21	Wed 24/02/21																																					
6	Procurement of Wall Connection Elements	10 days	Thu 25/02/21	Wed 10/03/21																																					
7	Removal of Existing & Installation of New Screen & Headwall Fixings	2 days	Thu 25/03/21	Fri 26/03/21																																					



Project: Treharris Culvert.Rev 01
Date: Mon 08/02/21

Task		Progress		Summary		External Tasks		Deadline	
Split		Milestone		Project Summary		External Milestone			

APPENDIX F

Overland Flow Routes



KEY

- Aldi Site Boundary
- Potential Surface Water Flow Route

IF YOU HAVE A QUERY CALL US
 SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

C.D.M. - SIGNIFICANT HAZARDS

THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS.

RISKS DURING CONSTRUCTION:
 No abnormal risks have been identified relating to this design element.

OPERATION / MAINTENANCE RISKS:
 No abnormal risks have been identified relating to this design element.

RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:
 No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

A	FIRST ISSUE	WAH 13.02.24
REV	REVISION DETAILS	BY DATE

CRADDYS
 Consulting Civil and Structural Engineers
 www.craddys.co.uk

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PROJECT TITLE
 ALDI STORE
 MAFON ROAD, NELSON
 CAERPHILLY

DRAWING TITLE
 OVERLAND FLOW ROUTES
 DRAINAGE LAYOUT

CLIENT
 ALDI STORES LTD

STATUS INFORMATION

SCALE AT A1	DRG SIZE	DRAWN	CHECKED	APPROVED
1:250	A1	WAH	CJ	RAG
JOB NO.	DRAWING NUMBER			REV
11954	sk0005			A



APPENDIX G
**Preliminary Proposed
Drainage Layout**

IF YOU HAVE A QUERY CALL US
 SCALING FROM THIS DRAWING OR OBTAINING DIMENSIONS ELECTRONICALLY MAY NOT PROVIDE ACCURATE INFORMATION AND SHOULD BE AVOIDED. WORK ONLY FROM FIGURED DIMENSIONS.

GENERAL NOTES

DRAWINGS AND SPECIFICATIONS: This drawing is to be read in conjunction with all relevant Architects, Engineers and Specialists drawings together with the specification.

BUILDING REGULATIONS AND WARRANTY PROVIDER APPROVALS: Please note that it is the responsibility of the Client/Main Contractor to ensure that Building Regulations and warranty provider (e.g. NHBC) approval of all design and construction details is achieved prior to construction on site.

DRAINAGE NOTES

DRAINAGE STANDARDS: All private drainage works shall be in accordance with Building Regulations Document Part H. All adoptable drainage works shall be in accordance with Sewerage Sector Guidance Appendix C : Design and Construction Guidance and statutory undertaker's requirements.

ABOVE GROUND DRAINAGE: RWP/SVP drainage positions shown on Craddys drawings, upon which the below ground drainage is designed, are based upon the positions provided to us by the Architect and these are to be set out on the Architect's floor plans unless agreed otherwise. If above ground drainage positions change then Craddys will need to be informed of these changes in writing and the changes in position clearly noted or highlighted on a drawing, i.e. using revision clouds, with relevant CAD files provided to Craddys below ground drainage drawings to be updated. Note that should these changes occur following Craddys issue of Construction status drawings then there is a risk of the contractor undertaking abortive works.

LAYING DRAINAGE: It is recommended that all drains be laid starting from the downstream connection to the existing network and working upstream to and through the new development.

DRAINAGE PIPE SIZES: All foul water drains to be 100mm diameter unless noted otherwise. All surface water drains to be 150mm U.N.O.

MANHOLE COVER LEVELS: All manhole & inspection chamber cover levels are to be adjusted to suit the Architect's proposed finished surface levels. If the cover levels proposed in the drainage schedules vary from proposed surface level by more than 100mm, Contractor to notify Craddys.

C.D.M. SIGNIFICANT HAZARDS

THE FOLLOWING HEALTH AND SAFETY HAZARDS ARE IDENTIFIED BY THE DESIGNER AS ABNORMAL IN PURSUANCE OF THE CURRENT CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS

RISKS DURING CONSTRUCTION:
 - No abnormal risks have been identified relating to this design element.

OPERATION / MAINTENANCE RISKS:
 - No abnormal risks have been identified relating to this design element.

RISKS DURING DEMOLITION / DECOMMISSIONING / DISMANTLING / ALTERATIONS:
 - No abnormal risks have been identified relating to this design element.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY COMPETENT & ADEQUATELY RESOURCED CONTRACTOR(S) WORKING TO SAFE SYSTEMS OF WORK.

A	FIRST ISSUE	WAH	13.02.24
REV	REVISION DETAILS	BY	DATE



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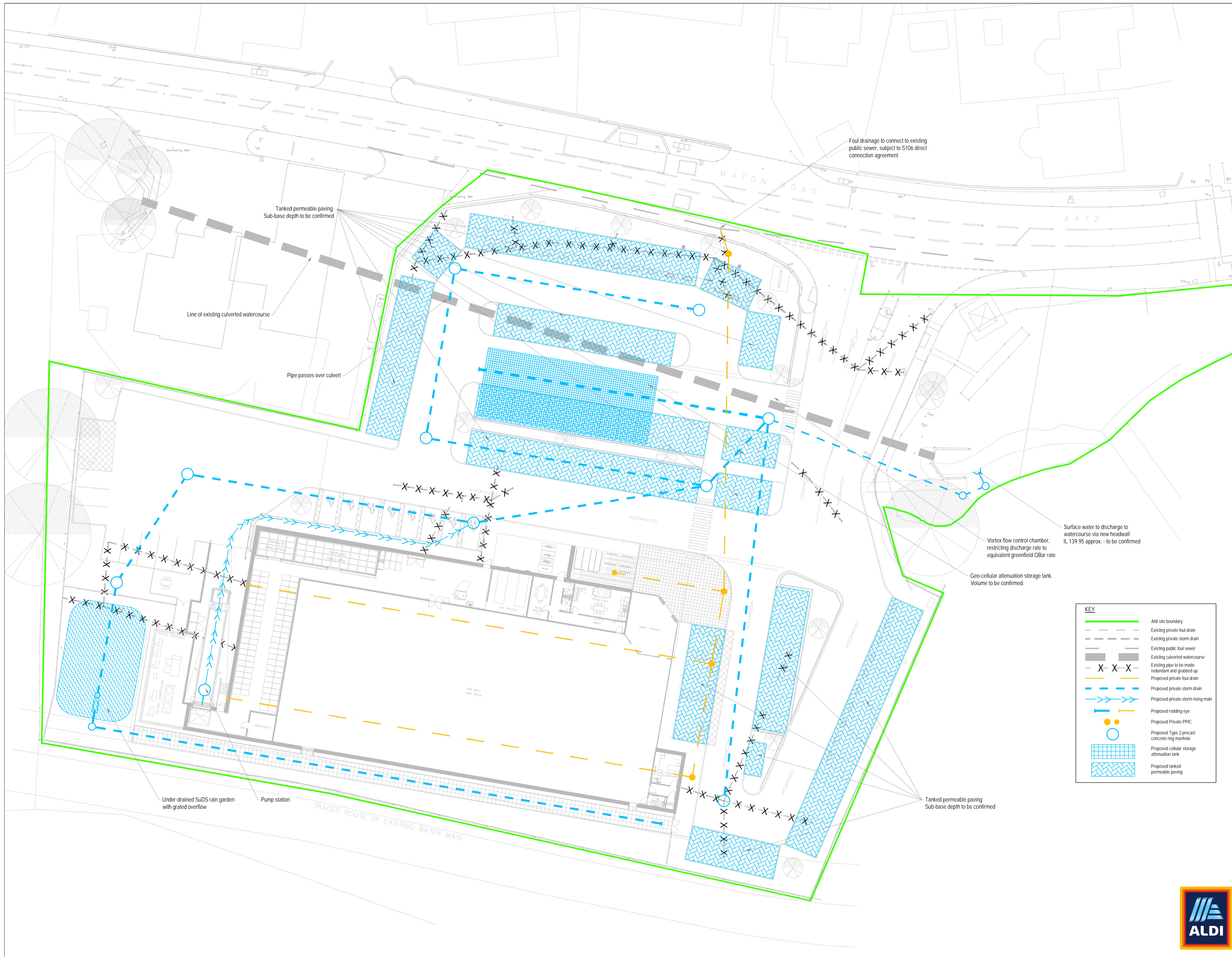
PROJECT TITLE
 ALDI STORE
 MAFON ROAD, NELSON
 CAERPHILLY

DRAWING TITLE
 PRELIMINARY PROPOSED
 DRAINAGE LAYOUT

CLIENT
 ALDI STORES LTD

STATUS INFORMATION

SCALE AT A1	DRG SIZE	DRAWN	CHECKED	APPROVED
1:250	A1	WAH	CJ	RAG
JOB NO.	DRAWING NUMBER			REV
11954	sk0004			A



KEY

	Aldi site boundary
	Existing private foul drain
	Existing private storm drain
	Existing public foul sewer
	Existing culverted watercourse
	Existing pipe to be made redundant and grubbed up
	Proposed private foul drain
	Proposed private storm drain
	Proposed private storm rising main
	Proposed rodding eye
	Proposed Private PPIC
	Proposed Type 2 precast concrete ring manhole
	Proposed cellular storage attenuation tank
	Proposed tanked permeable paving