

Tir Yng Nghyn Lard Concrit, Deri

Land at the Former Concrete Yard, Deri

Ebrill 2003/April 2003



SUPPLEMENTARY PLANNING GUIDANCE

Site Development Brief

1 RELATIONSHIP TO THE UNITARY DEVELOPMENT PLAN AND OTHER STRATEGIES

1.1 Supplementary Planning Guidance is a package of documents which supports and gives more detail to the county borough's Unitary Development Plan 1996 – 2011 (UDP). Supplementary Planning Guidance can also support and give effect to other strategies including the Caerphilly Community Strategy by providing a positive and detailed land use planning framework for implementation of those strategies. There are two broad types of Supplementary Planning Guidance :

- **Action Plans** which contain programmes of action for specific locations, developing in more detail the policies of the UDP and the Community Strategy (e.g. Town Centre Action Plans, Conservation Area Enhancement plans, Village Action Plans, Park Development Plans)
- **Design Guides** which set out in detail the standards which development conforming to the policy criteria of the UDP is expected to meet in terms of layout and design (e.g. Development Design Guides and Site Development Briefs)

The Action Plans and Design Guides are consistent with UDP policies because they are based on them. They give detail to how those policies should be implemented. Supplementary Planning Guidance is therefore a material consideration in planning policy terms.

2 SITE DEVELOPMENT BRIEFS

2.1 One of the Guiding Principles of the UDP is 'Good Design'. The principle mechanism for achieving this is Policy **DC1** supported by Supplementary Planning Guidance. Site Development Briefs and Site Design Briefs address the design and development of key sites identified in the Plan or which are within the Settlement Boundary but not allocated for any use. As appropriate they identify the:

- *constraints to development and ways in which constraints should be overcome;*
- *principal design requirements relating to buildings, open spaces, landscaping, ecology and access.*

2.2 This is done in ways which are consistent with the other Guiding Principles of the Unitary Development Plan, 'Sustaining the identity and vitality of settlements' and 'Sustainability'.

3 PUBLICITY AND CONSULTATION

3.1 In order to ensure that the interests of local people, public bodies and other interested parties are taken fully into account, public consultation takes place at each stage of production of the Supplementary Planning Guidance. The

consultation process allows representations to be made supporting or objecting to the contents of the document, or to suggest further proposals to be included in it. The consultation process helps to give Supplementary Planning Guidance legitimacy and strength. After a full consultation process, the document is revised and then formally adopted by the county borough council.

- 3.2 In October 2002, Caerphilly County Borough Council commissioned RPS to prepare a planning and design brief for the former Concrete Yard site, Deri. A Public Consultation Exhibition of the Draft Development Brief was then held from 31st January 2003 until 6th February 2003 at Deri Library, and members of the public were given an opportunity to express their views on the proposals for the site. Following the Public Consultation exercise, it was decided that it was not necessary to make any changes to the brief.

Concrete Yard, Deri

Caerphilly County Borough Council

Supplementary Planning Guidance Procedure for Adoption

Site Development Brief – Land at the Former Concrete Yard, Deri

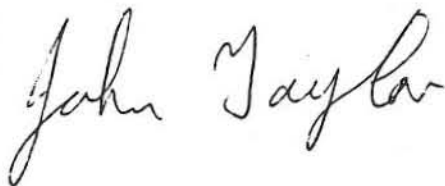
This document has been prepared following the procedure agreed by council on 15 August 2001 (Council Minute 549).

Local Member Cllr Hardacre has been consulted and has not requested that the document should be referred to Cabinet or Technical Scrutiny Committee.

The document has been subject to appropriate public consultation.

I therefore approve Site Development Brief – Land at the Former Concrete Yard, Deri for consideration by council for adoption as Supplementary Planning Guidance.

signed



date

3rd. April 2003

Cllr John Taylor
Cabinet Member for Transportation and Planning

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1.1 Purpose of the Brief

Caerphilly County Borough Council is in the process of preparing Supplementary Planning Guidance for the development of a number of key sites in the Borough. This planning and design brief has been prepared to guide the redevelopment of the site in an environmentally sustainable manner.

The brief demonstrates how the site can be developed and includes a site audit, and assessment of any potential constraints, a land use zoning plan showing how it can be developed for residential, recreational and community uses, as well as illustrative layouts to show the scale and character of development which could be delivered.

1.2 The Site

The site comprises 1.25 hectares of land in the heart of the village of Deri in the Darren Valley (see Fig.1). The site is one of the few remaining flat areas in the village and as such there is pressure for a number of competing land uses including:

- a community centre
- a multi use games area (MUGA)
- housing.



Fig. 1: Strategic Location

The site is accessed from an adopted highway to the north which passes the Darren Public House a small church and the local medical centre which bounds the northern limit of the site (see Fig. 2). The Nant Bargoed Rhymni forms the site's eastern boundary with a former railway embankment, now a cycleway/footpath, forming the western boundary. The site tapers to where an existing public footpath crosses the valley floor to the south.

The site has been reclaimed by the WDA under a land reclamation grant which was given consent in 1997 (ref. P/97/0695).

1.3 Planning Status

The site was allocated for residential development in Part b of the Approved Rhymney Valley District Local Plan Policy H202 which indicated that it had the capacity to accommodate up to 45 dwellings.

The site has subsequently been approved in outline for a mixed use development (comprising housing, a community centre and a multi use games area) by Caerphilly County Borough Council in March of 2002 on the basis that it would contribute to the vitality and integrity of the village by concentrating new development within the settlement boundary on brownfield land (see Appendix 'A').

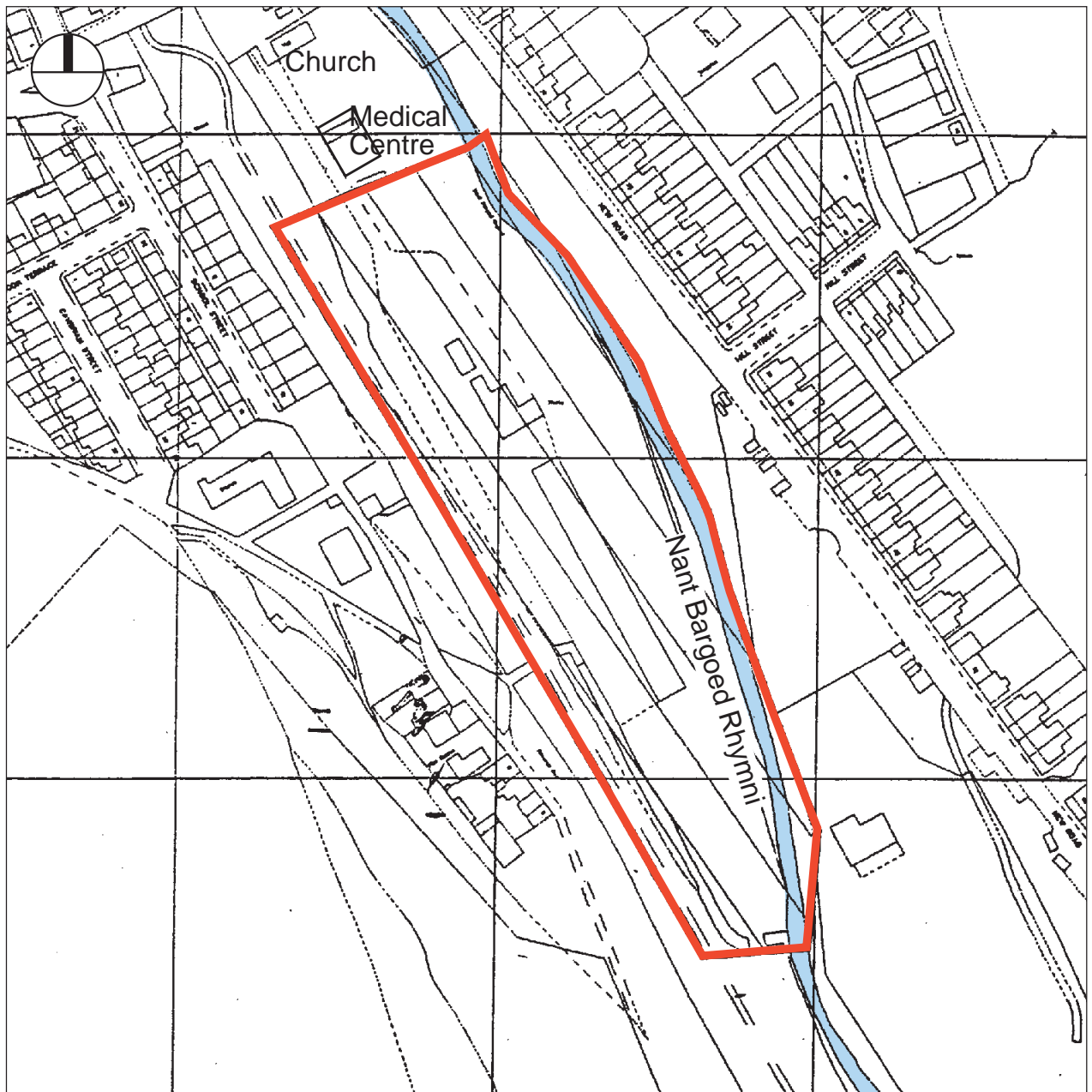


Fig. 2: Site Location Plan

2.1 Site Characteristics

The former concrete works is a brownfield site which has been fully reclaimed by the WDA. It is one of the few remaining flat sites in the village and sits close to the valley floor immediately adjacent to, and overlooking the attractive wooded gorge formed by the Nant Bargoed Rhymni (see Fig. 3).

The site benefits from direct access to an adopted highway to the north and has a strategic cycleway footpath on the former railway embankment to the west. It has direct pedestrian access to the residential area to the west via a walkway underneath and through the embankment. The site also sits close to the central amenities of the village including the medical centre, church, pub and village shop.

The site enjoys a pleasant southerly aspect and should benefit from good daylight throughout the year as well as attractive views down the valley and links to the riverside.

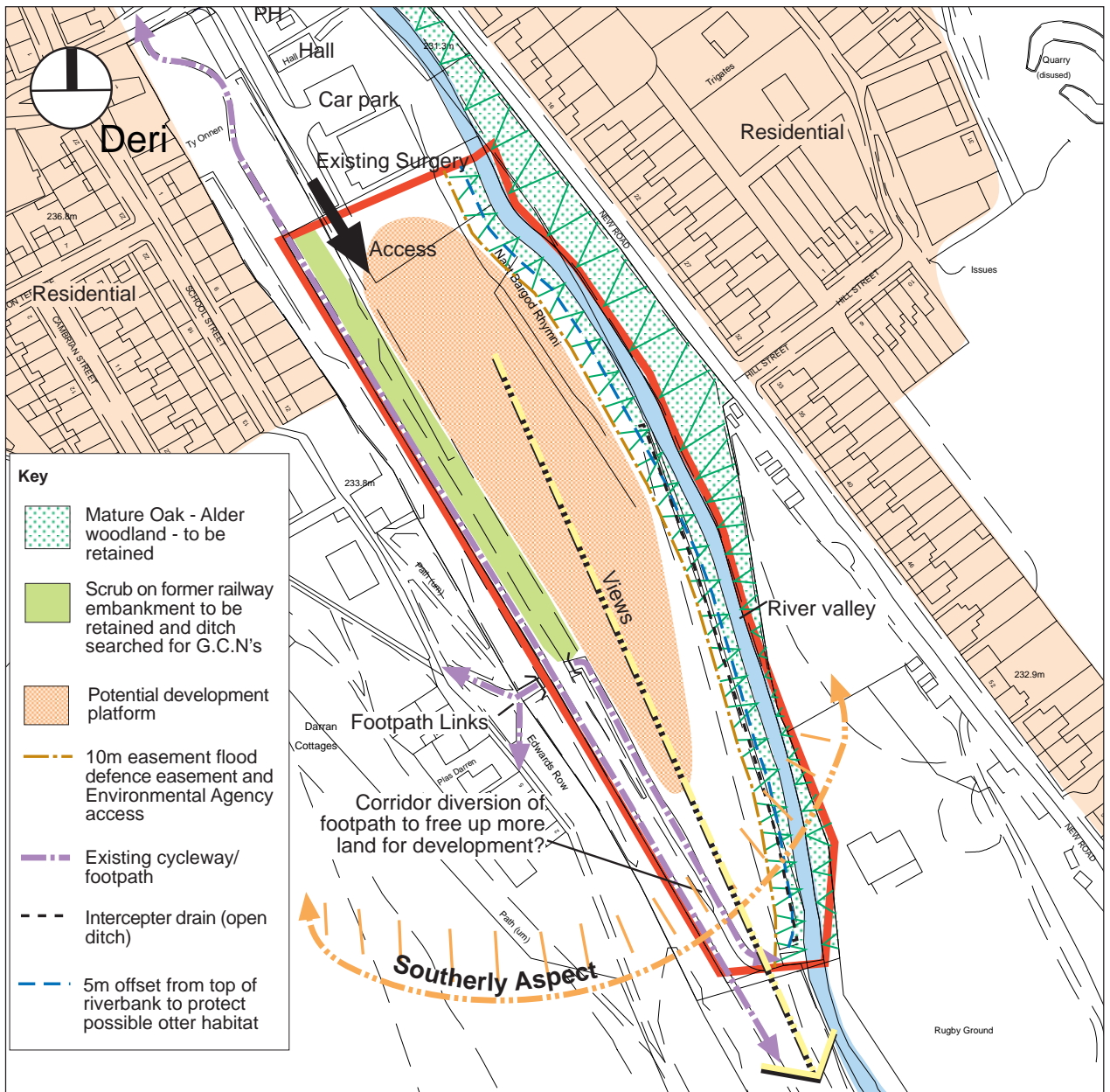


Fig. 3: Site Analysis

2.2 Engineering Issues

While a topographic survey of the site is available no ground investigation surveys information is available.

i) Hydrological Regime:

The Nant Bargoed Rhymini emerges from high ground to the north (Pant-y-Waun). Upstream of the site the watercourse passes through a culvert beneath the road (which provides access to the western part of the village) and is joined by a tributary to the west (see Fig. 3).

The catchment associated with the stream course is relatively steep-sided and as such displays a rapid response characteristic to flood flows. The catchment is, however, small and a brief return period flood peak would be of the order of 24 cumecs. While only limited survey information for a short stretch of the stream course was available it was possible to construct a course hydraulic model of the reach which indicated that the in-bank capacity would be sufficient to accommodate the 1:100 year flow. However, there is a constriction upstream of this stretch of the river which may cause flood waters to break up and flood the site locally. The Environment Agency indicative floodplain maps also suggest that part of the proposed development site may be liable to flooding in a 1 in 100 year flood event.

As such it is recommended that a full hydraulic/hydrological study should be undertaken to identify the full extent of the risk.

ii) Geotechnics and Geo-Environmental Assessment

No geotechnical information was available at the time of the study however Caerphilly County Borough Council do have records of the reclamation works which were undertaken by the WDA. The reclamation which took place in 1997 involved:

- Removal of all identified building foundations and hard standings (foundations approx 1m and 1.5m deep; hard standings approx 200mm deep);
- Crushing material to form 75mm aggregate for distribution over the site;
- Application of 200mm layer of topsoil;
- Adjustment of site profile to allow positive land drainage to adjacent water source.

Although no previous ground investigation is available (previous trial holes purely determined concrete depth) it is understood that there were no obvious signs of any contamination discovered during the reclamation works. A local hotspot of hydrocarbons was identified around a former diesel store but the contaminated material was excavated during the works and disposed off-site.

Nevertheless it is recommended that a confirmatory investigation is undertaken to satisfy the requirements of investment institutions.

iii) Mining

The Coal Authority has advised that the site is within the likely zone of influence from 7 seams of coal located between 80m and 600m deep. While the Authority has suggested that ground movement associated with these workings should now have ceased and offered no adverse comments in relation to the outline planning consent consultations, it is again **recommended that investigations are undertaken in relation to those coal workings.**

iv) Services (see Fig. 4)

Gas – An existing 180mm diameter gas main runs parallel to the Western site boundary (beneath the cycle track).

Electricity – An existing 11kv electricity cable is located in the public highway adjacent to the site.

Water – Both 3" x 6" diameter water mains can be found in the adjacent highway.

BT – Services exist in the highway.

v) *Drainage*

A 300mm diameter clay combined sewer runs north south along the riverbank at the eastern edge of the site (see Fig 4) into which several adjoining sewers connect via chambers along the eastern boundar of the site..

While Hyder have stated that the proposed development of the site would 'overload' the system, planned improvements for a new trunk sewer should permit connection after January 2005 (see Fig. 4). Hyder have stated that all surface water should discharge to public surface water sewer but until such a sewer is provided surface water would have to drain to the watercourse. This needs to be agreed in advance with Hyder. Any run-off from hardstandings will need to pass through an interceptor before discharging into a watercourse.

2.3 Infrastructure Recommendations

The following investigations should be undertaken in order to validate the above information:

- (a) Undertake a full scale Geotechnical and Geo-environmental investigation of the site in order to determine:
 - (i) Succession of Soil Strata and material properties of the same
 - (ii) Chemical analysis of soils and groundwater.

- (b) Undertake a Desk Study to investigate past mining activities. Dependent on the results of the Desk Study further on-site investigations may be required.

- (c) Undertake a Topographical Study of the whole of the site area, including river channel cross sections. The specification for the survey should be such that the data can be input directly into a computerised ground model.

- (d) Undertake a full hydraulic/hydrological study of the river reach adjacent to the site to ascertain the likely extent of flooding during a 1 in 100 year return period event.

2.4 Ecology

A brief ecological assessment was undertaken to evaluate the 2 key nature conservation issues thought to concern the site:

- a) Otters on the riverbank
- b) Great Crested newts (GCN) breeding on or near the site.

Otters

Anecdotal evidence of otters using the banks of the Bargoed was evaluated. There are records of otters on the lower reaches of the river downstream of the site. There are no records of otters in the immediate vicinity of the site.

Given that the river channel is set down several metres below the platform of the site there is unlikely to be any disturbance to potential habitats. **The site visit revealed no evidence of the presence of otters.**

Great Crested Newts (GCNs)

Anecdotal evidence of the presence of Great Crested Newts by a local enthusiast suggests that GNC have used the old ditch at the foot of the former railway embankment which forms the western boundary of the site. Although GCNs need water to breed for most of the year they are terrestrial. They need damp ditches and cover in order to move around and feed on short grassland and invertebrates. At present, although the habitats on the site and along its boundaries are conducive to this, there were no newts sighted when the site was visited in the Spring.

Ecological Recommendations

- Retain existing drainage ditch along eastern boundary to site setting the development at least 2 metres to the west;
- Selectively replant western riverbank with groups of alder, oak and shrub willow, hazel, holly and hawthorn to provide continuity of wooded river corridors and allow light to penetrate the canopy to the river;
- Undertake an egg-search survey for the presence of Great Crested Newts in the appropriate season;
- If their presence is confirmed, rehabilitate the former railway embankment ditch so as to create a series of small open water pools to encourage breeding;
- Construct the surface water drainage system for the whole development on the principles of sustainable principles (S.U.Ds) utilising the secondary ditches for final outfalls to the river.

2.5 Land Ownerships and Highway Geometry

Caerphilly County Borough Council own the majority of the development platform with exception of a corner in the north east part of the site (see Fig. 5). The Medical Centre to the north owns a strip of land south of the surgery building. In order to access the site and respond to the alignment of the proposed trunk sewer (see section 2.2v above) this will require the access road to enter the site for some 16 metres before realigning to serve the site.

The Council's Highways division has indicated that the Council will not accept a single straight spine road to serve the site and will require the road to be 'circuitous' to reduce vehicle speeds and enhance road safety.

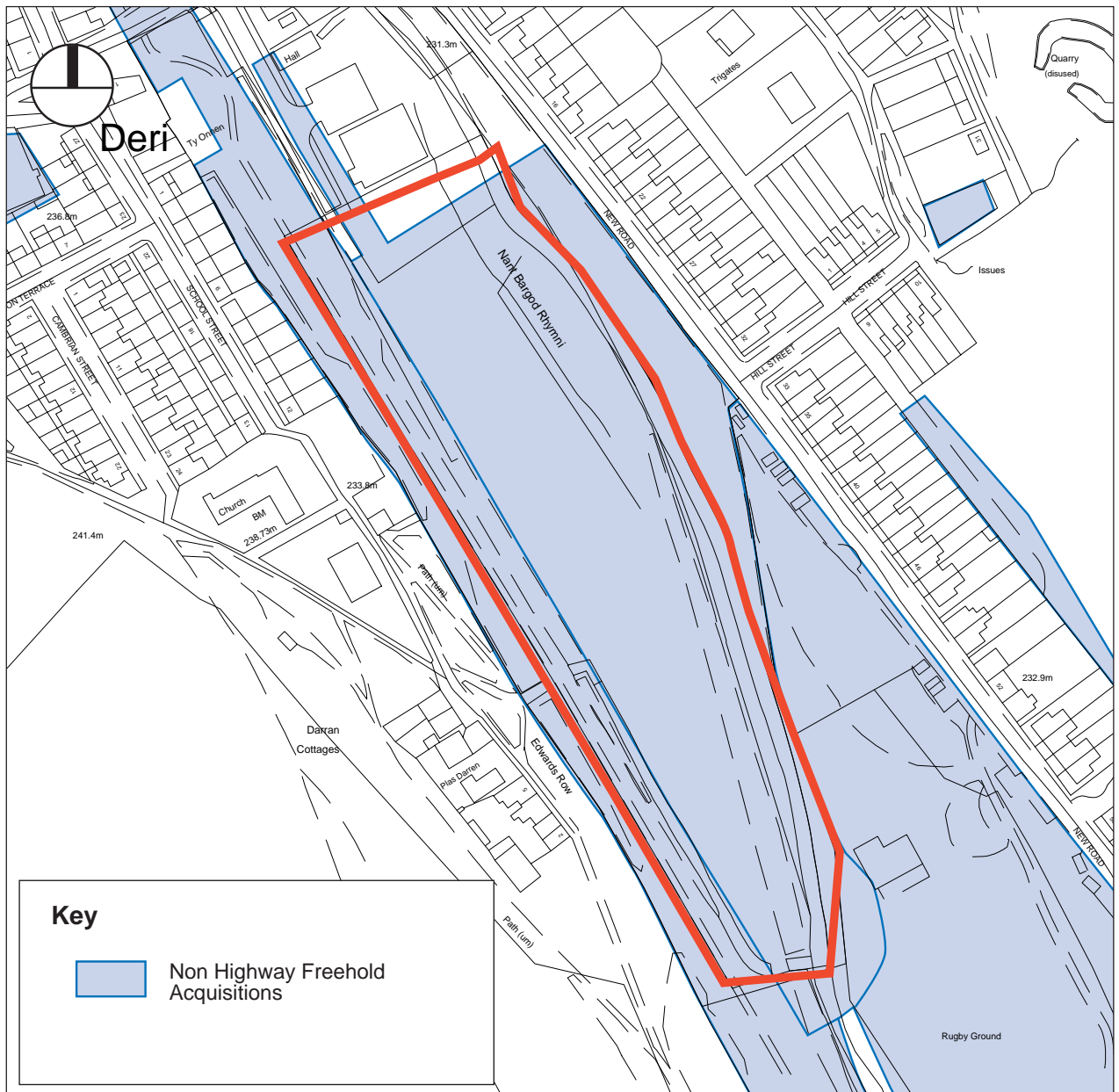


Fig. 5: Ownerships

3.1 Landuse Mix

Section 1 refers to the competing demands for space on the site. Figure 6 identifies the approximate land take requirements of these uses. The plan highlights that the gross area available for development (less river, railway embankment and third party ownerships) is 3.08 acres/1.25 hectares. The minimum area required for community uses and the games area (MUGA) amounts to 0.69 acres/0.28 hectares which, once the space required for the access road is deducted, leaves a gross housing development area of approximately 1.90 acres/0.77 hectares. If the river easement is deducted this leaves a nett residential area of 1.48 acres/0.60 hectares.

3.2 Layout Options

Figure 7 illustrates how this nett development area can be developed: It illustrates a layout for 14 detached and semi-detached dwellings served from shared surfaces and private drives.

The layout has been designed to reduce traffic speeds by minimising the length of straight road and positions the dwellings to take advantage of the aspect over the Nant Bargoed Rhymni as well as acknowledging the ecological and infrastructure constraints on the site.

Land Budget

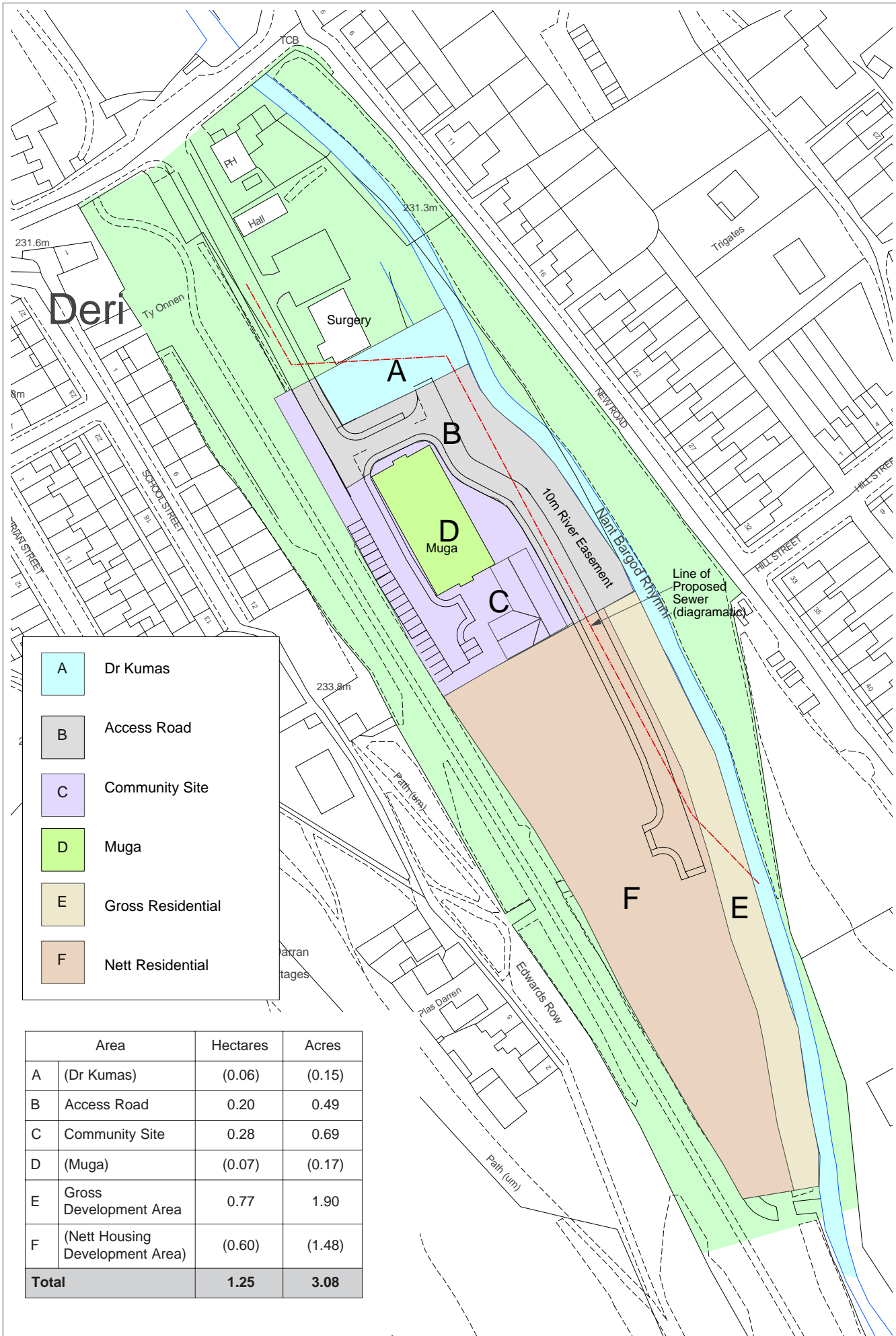


Fig. 6: Land Budget

Development Option 1 - 16 Units

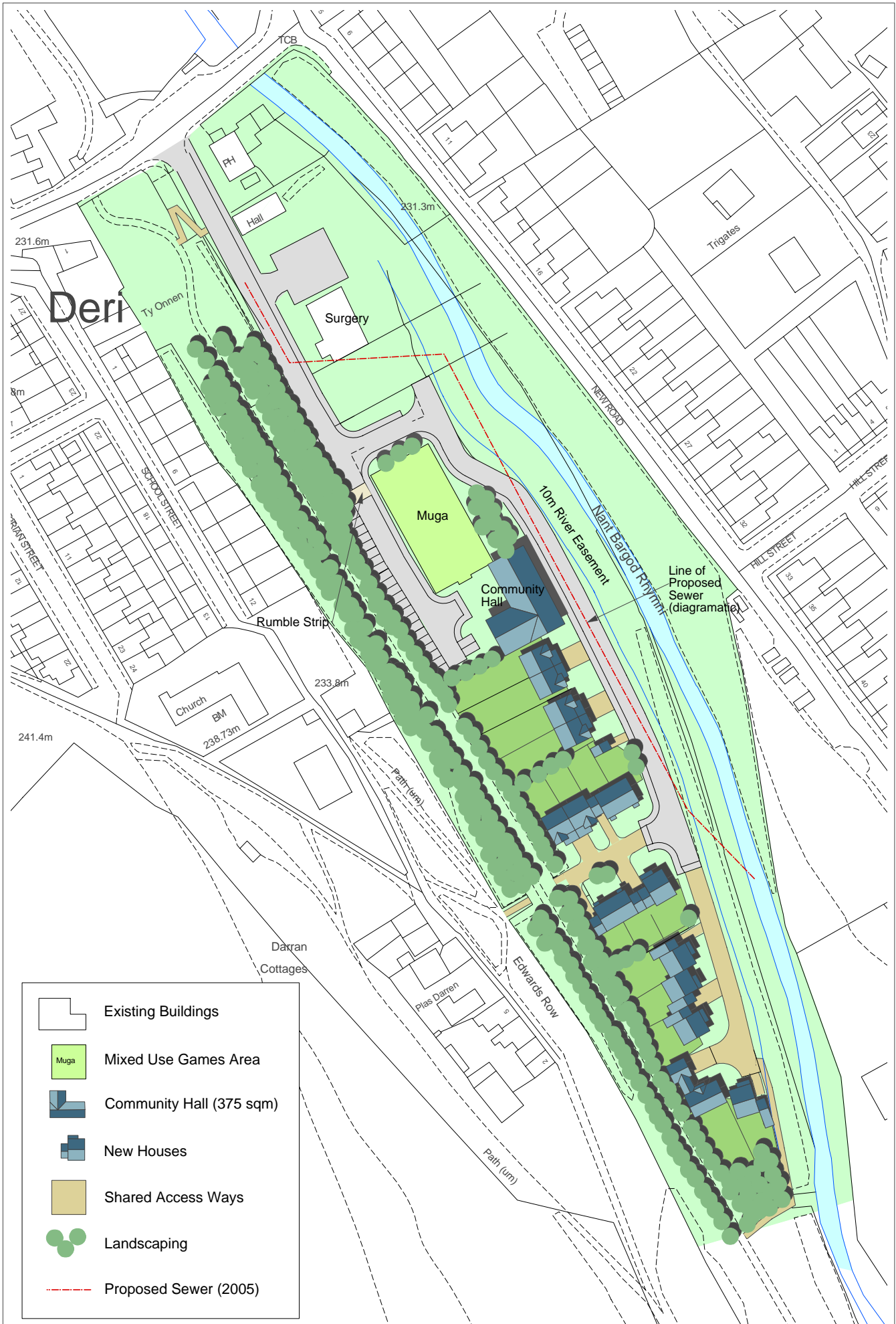


Fig. 7: Development Option 1

Development Option 2 - 26 Units

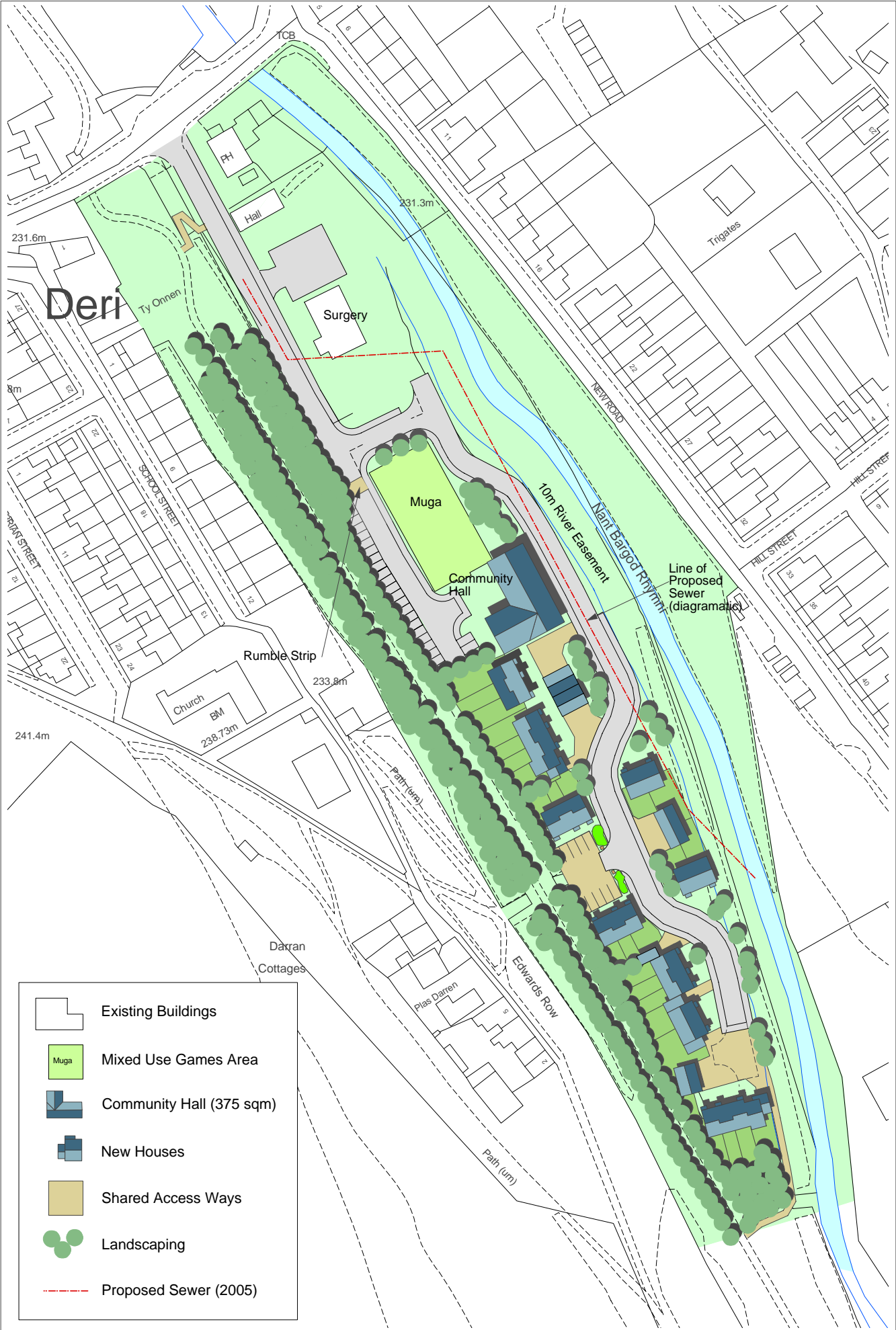


Fig. 8: Development Option 2





Town and Country Planning Act, 1990
**TOWN AND COUNTRY
PLANNING
GENERAL REGULATIONS, 1992**

Caerphilly County Borough Council,
Pontllanfraith, Blackwood, NP12 2YW Tel.:(01495) 226622 or Fax.:(01495) 235013

Proposed development by Caerphilly County Borough Council

APPLICATION NO. P/02/0152

APPLICANT

Mr. P. Gomer,
Head of Life Long Services,
Caerphilly County Borough Council,
Council Offices,
Ystrad Fawr,
Ystrad Mynach.

AGENT

Design Services Manager,
Caerphilly County Borough Council,
Unit 1 Woodfieldside Business Park,
Blackwood.
NP12 2DG

DEVELOPMENT: Use land for housing, community centre and multi use games area
LOCATION: Former Concrete Yard, Deri, Bargoed.

In accordance with Regulation (3) of the Town and Country Planning General Regulation 1992, the above proposal was considered by the Council on 20/03/02 when it was resolved to grant permission for the development.

This permission is subject to the following conditions:-

- (1) Approval of the details of the siting, design and external appearance of the building(s) the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
 - (3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
 - (4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
-



Town and Country Planning Act, 1990

TOWN AND COUNTRY

PLANNING

GENERAL REGULATIONS, 1992

Caerphilly County Borough Council,
Pontllanfraith, Blackwood, NP12 2YW Tel.:(01495) 226622 or Fax.: (01495) 235013

Proposed development by Caerphilly County Borough Council

The reasons for the Council's decision are:-

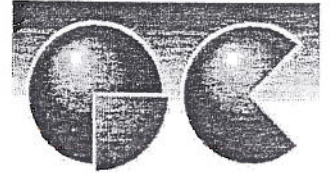
- (1) The application is made in outline only and to ensure that the development shall be carried out in an orderly and satisfactory manner.
- (2&3) To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- (4) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

A handwritten signature in black ink, appearing to read 'P. News'.

DATED: 22/03/02

CHIEF PLANNING OFFICER





Q·U·A·D·R·A·N·T
c o n s u l t i n g

WELSH DEVELOPMENT AGENCY /
CAERPHILLY COUNTY COUNCIL

PROPOSED DEVELOPMENT AT DERI,
CAERPHILLY

PRELIMINARY FEASIBILITY STUDY

QUADRANT CONSULTING
38 CATHEDRAL ROAD
CARDIFF
CF11 9LL

MAY 2002

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- Drg. No. SK02 – Catchment Area

PROPOSED DEVELOPMENT AT DERI, CAERPHILLY

PRELIMINARY FEASIBILITY STUDY

1.0 INTRODUCTION

In March 2002, Quadrant Consulting was commissioned by the Welsh Development Agency and Caerphilly County Council to undertake a preliminary feasibility study into the development of the former Concrete Yard at Deri.

The development Site is approximately 1.25 hectares in size and is located in the heart of the village of Deri, in the Darren Valley. A Site Location Plan is included in the Appendix herewith.

The site is one of the few remaining flat areas in Deri and as such there is development pressure on this land for a number of competing land uses, including a community centre, a multi-use games area and housing.

The proposed site is located adjacent to the Nant Bargod Rhymni on reclaimed land, which was carried out using a WDA land reclamation grant. An embankment and cycle track form the eastern boundary, and an existing surgery to the north.

PROPOSED DEVELOPMENT AT DERI, CAERPHILLY

PRELIMINARY FEASIBILITY STUDY

2.0 THE PHILOSOPHY OF APPROACH

The general philosophy of approach has been to identify the constraints to development imposed by the site topography and the existing hydrological regime.

Topographical survey information and details of the reclamation works for the site have been made available by Caerphilly County Borough Council.

A ground investigation would have also been useful in determining the geotechnical issues relating to succession of surface strata, soil properties and chemical analyses. In the absence of this information we have had to rely on site inspection and information from the previous reclamation works.

The first step in establishing a philosophy of approach is to understand the existing hydrological regime.

2.1 The Existing Hydrological Regime

The western boundary of the site is defined by a streamcourse, known as Nant Bargod Rhymni. The stream emanates from the high ground (Pant-y-Waun) to the north from where it flows down the valley in a southerly direction, through a forestry area and finally through the village of Deri. The eastern boundary is defined by a dis-used railway embankment, which now forms part of the Sustrans Cycle Route. To the north of the site, there is an existing surgery and a public house. Beyond these properties is the main road through Deri, from which access to the site will be obtained.

Upstream of the site the Nant Bargod Rhymni passes through a culvert beneath the road and is joined by a tributary from the west.

The catchment associated with the streamcourse is relatively steep-sided and as such displays a rapid response characteristic to flood flows. The catchment area is however small and a brief hydrological assessment indicates that the 100 year return period flood peak would be of the order of 24 cumecs. The catchment area is shown on Drawing No. SK02, included in the Appendix herewith.

Limited survey information for a short stretch of the streamcourse was available at the time of study. A coarse hydraulic model of this small reach was constructed, which indicated that the in-bank capacity would be sufficient to accommodate this Q100 flow. However, there is a constriction upstream of this

PROPOSED DEVELOPMENT AT DERI, CAERPHILLY

PRELIMINARY FEASIBILITY STUDY

stretch of the river, which may cause the flood waters to backup and flood the site locally. Also, the Environment Agency's Indicative Floodplain Maps suggest that part of the proposed site may be liable to flooding in a 1 in 100 year flood event.

The Environment Agency does not have a 1 in 100 year flood level for this site, and therefore recommend a full hydraulic/hydrological study be undertaken to identify the full extent of the area at risk.

2.2 Access

The existing access to the Public House and the surgery shall also provide the access to the proposed development. An existing tarmacadam terminates at the boundary to the proposed site.

2.3 Geotechnical and Geo-Environmental

No geotechnical information was available at the time of the study. However details of the reclamation works were provided by Caerphilly County Council.

The reclamation works involved the removal of all identified building foundations and hardstandings. The material was then crushed to form 75mm aggregate and replaced in the ground. The building foundations were between 1m and 1.5m deep and the hardstandings were approximately 200mm deep. A 200mm layer of topsoil was then added and the profile of the site was adjusted to allow positive land drainage to the adjacent watercourse. The works were completed in 1997.

Although no previous ground investigation information is available, it is understood that there were no obvious signs of any contamination discovered during the reclamation works. A local hotspot of hydrocarbons was identified in the location of a demolished diesel store, but the contaminated material was excavated during the works and disposed off-site. However a confirmatory investigation is recommended in order to satisfy the requirements of investment institutions.

2.4 Mining

The Coal Authority advises that the site is within the likely zone of influence from 7 seams of coal located between 80m and 600m deep. Further investigation is recommended.

2.5 Services

An existing 180mm diameter gas main runs parallel to the western site boundary, beneath the cycle track.

An existing 11kV electricity cable can be located in the public highway, from which access to the site shall be obtained.

Both 3" and 6" diameter water mains may be found in the public highway, outside the site access.

An existing underground BT cable is also located in the public highway, and an overhead cable services the existing Surgery.

2.6 Drainage

2.6.1 Foul Drainage

A 300mm diameter vitrified clay combined sewer runs from north to south along the riverbank at the eastern edge of the site. Several adjoining sewers from the surrounding housing estates, to the east and west of the site, connect with the trunk sewer via chambers located along the eastern boundary.

Hyder have stated that the proposed development would 'overload' the existing sewerage system. Planned improvements would allow a connection after 1 January 2005.

However, we assume that the former Concrete Yard previously discharged to the system before it was demolished, and the developer would have the right to discharge an equivalent flow to the sewer.

2.6.2 Surface Water Drainage

Hyder have stated that all surface water discharges must be to the public surface water sewer. However, as an existing Brown Field site it is likely that the previous development discharged directly into the river.

PROPOSED DEVELOPMENT AT DERI, CAERPHILLY

PRELIMINARY FEASIBILITY STUDY

The runoff should be limited to the historical discharge from the previous development. All surface water runoff from hardstandings should pass through an interceptor, before discharging into the watercourse.

3.0 CONCLUSIONS AND RECOMMENDATIONS

From the information available, assessments have been made and the conclusions and recommendations of this report are considered appropriate. We would however recommend that the following investigations be undertaken in order to validate the assumptions made: -

- (a) Undertake a full scale Geotechnical and Geo-environmental investigation of the site in order to determine:
 - (i) Succession of Soil Strata and material properties of the same.
 - (ii) Chemical analysis of soils and groundwater
- (b) Undertake a Desk Study to investigate past mining activities. Dependent on the results of the Desk Study further on-site investigations may be required.
- (c) Undertake a Topographical Study of the whole of the site area, including river channel cross sections. The specification for the survey should be such that the data can be input directly into a computerised ground model.
- (d) Undertake a full hydraulic/hydrological study of the river reach adjacent to the site to ascertain the likely extent of flooding during a 1 in 100 year return period event.

APPENDIX

Drg. No. SK01 – Site Location Plan

Drg. No. SK02 – Catchment Area

Map 1 – Detailed Site Plan

Martin Sullivan

From: JOHN CAMPION [jwc.jca@btinternet.com]
Sent: 03 May 2002 09:40
To: sullivanm@rpsplc.co.uk
Subject: NATURE CONSERVATION ISSUES - DERI

Martin,

Further to our telephone conversation of yesterday when I visited the site for a preliminary recce.

I telephone Alison Jones re the two nature conservation issues of concern to her, viz:

1. Otters on the river Nant Bargoed Rhymni
2. Reports of great crested newts on or near the site.

As regards the otters, there are apparently records of otters on the lower reaches of the river, downstream of the site. There are no records in the vicinity. Given that the river channel is set down several metres below the level of the development platform, my first thoughts are that the likelihood of disturbance to any otters using the river is minimal. I looked for spraints on likely rocks by the stream course but saw nothing. This will need further investigation and consultations with CCW and the local wildlife trust - it's just in the Glamorgan area here, I believe.

The report of great crested newts was made by a former local resident who was a keen naturalist and convinced that there were GCN's in the old ditch at the foot of the former railway embankment which runs along the western boundary of the site. According to Alison Jones, when she visited the site this ditch only had a series of very small pools of standing water. GCN's only need water to breed - for the greater part of the year they are terrestrial. They need damp ditches and cover through which to move around and they feed on short grassland on invertebrates. At the moment, the habitats on the site and along its boundaries are conducive to this. There is a recently constructed drainage ditch along the eastern perimeter (river side) which would seem to form an obvious boundary to the proposed development site.

First ideas for incorporating conservation ideas into the supplementary planning guidance for the site are as follows:

- * Retain the existing drainage ditch along the eastern edge, setting back the development boundary 2 metres to the west
- * Selectively re-plant the western bank of the river with groups of alder, oak and shrub willows, hazel, holly and hawthorn to provide some continuity of wooded river corridor but allow light to penetrate the canopy to the river
- * Rehabilitate the former railway embankment ditch so as to create a series of small open water pools along its length to encourage breeding of GCN's, if their presence is confirmed by egg-search method this season
- * Construct the surface water drainage scheme for the whole of the development site as a Sustainable Urban Drainage System, utilising the boundary ditches for final outfalls to the river

Please discuss if required, but it will have to be today - I am in court on Tuesday, you will recall, hence my inability to attend your inaugural meeting. I hope that it goes well.

Kind regards,

John



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Technegol
Is-Adran Gynllunio
Swyddfeydd y Cyngor
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Direct line/Llinell Uniongyrchol

(01495) 235126

Direct Fax/Ffacs Uniongyrchol

(01495) 235022

Your ref/Eich Cyf

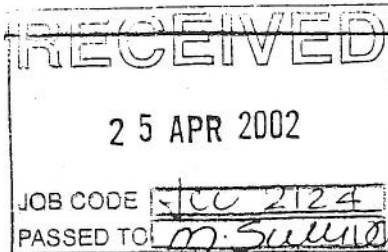
Our ref/Ein Cyf

Fp/16/26/rd

Date/Dyddiad

23 April 2002

RPS
Park House
Greyfriars Road
Cardiff
CF10 3 AF
FAO C Gentle



Alan Wilkison

Dear Mr Sullivan,

→ *Quadrant Consulting*

Re: Caerphilly County Borough Council -Concrete Yard, Deri

Please find attached for your information a copy of the outline planning consent for the above site for your information.

Your attention is drawn to the attached comments of the statutory consultees in respect of this site.

Yours Faithfully

Strategic Planning & Urban Renewal Manager



Memorandum

To: Jan Bennet
Roger Tanner

My Ref: 0784

From: Frank Webb

Your Ref:

Please Reply To: Frank Webb

Date: 15/04/02

Tel. No: 5539

Proposed Use of Land for Housing, Community Centre and Multi Use Games Area.

Please find attached copies of the outline planning consent for the above site for your information. Your attention is drawn to the comments of the Coal Authority, Western Power and particularly to those received from Hyder and The Environment Agency. Your comments/proposals to satisfy both Hyder and the Environment Agency comments would be appreciated.

Frank Webb

For Chief Property Officer

RECEIVED	17 APR 2002
REGISTERED	
FILED	



Directorate of
Technical Services
Planning Division
Council Offices
Pontllanfraith
Blackwood NP12 2YW
Tel. 01495 226622
Fax. 01495 235013/235022
Chief Planning Officer
Pat Mears

Cyfadran Gwasanaethau
Technegol
Is-Adran Gynllunio
Swyddfeydd y Cyngor
Pontllanfraith
Coed Duon NP12 2YW
Ffôn 01495 226622
Ffacs 01495 235013/235022
Prif Swyddog Cynllunio
Pat Mears

Design Services Manager
C.C.B.C.,
Unit 1 Woodfieldside Business Park
Pontllanfraith
Blackwood
NP12 2DG

Contact/Cysylltwch â
Direct line/Llinell Uniongyrchol
Direct Fax/Ffacs Uniongyrchol
Your ref/Eich Cyf
Our ref/Ein Cyf
Date/Dyddiad

Mr N Jones
(01495) 235019
(01495) 235013

P/02/0152
22 March, 2002

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1990

**Re: Use Land for Housing, Community Centre and Multi Use Games Area
Former Concrete Yard, Deri**

I refer to the above planning application, which was reported to the Planning Committee on the 20 March 2002 and was granted planning permission subject to conditions. I enclose the relevant consent.

I would also advise you of the comments of the Coal Authority, Hyder, Western Power Distribution. Copies of these are enclosed.

Yours faithfully

for DEVELOPMENT MANAGER

Enc

Case No.	
No.	
DATE RECEIVED	17 MAR 2002
DATE ANSW'D	
REFERRED TO	
FILE REF	



Town and Country Planning Act, 1990

TOWN AND COUNTRY

PLANNING

GENERAL REGULATIONS, 1992

Caerphilly County Borough Council,
Pontllanfraith, Blackwood, NP12 2YW Tel.:(01495) 226622 or Fax.: (01495) 235013

Proposed development by Caerphilly County Borough Council

APPLICATION NO. P/02/0152

APPLICANT

Mr. P. Gomer,
Head of Life Long Services,
Caerphilly County Borough Council,
Council Offices,
Ystrad Fawr,
Ystrad Mynach.

AGENT

Design Services Manager,
Caerphilly County Borough Council,
Unit 1 Woodfieldside Business Park,
Blackwood.
NP12 2DG

DATE RECEIVED	17 APR 2002
PREPARED BY	
APPROVED BY	
FILE NO.	

DEVELOPMENT: Use land for housing, community centre and multi use games area
LOCATION: Former Concrete Yard, Deri, Bargoed.

In accordance with Regulation (3) of the Town and Country Planning General Regulation 1992, the above proposal was considered by the Council on 20/03/02 when it was resolved to grant permission for the development.

This permission is subject to the following conditions:-

- (1) Approval of the details of the siting, design and external appearance of the building(s) the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
- (2) Plans and particulars of the reserved matters referred to in condition 1 above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
- (3) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
- (4) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

COUNTY BOROUGH COUNCIL PROPERTY SERVICES	
RECEIVED	26 MAR 2002
FILE NO.	
APPROVED BY	
PREPARED BY	



Town and Country Planning Act, 1990
**TOWN AND COUNTRY
PLANNING
GENERAL REGULATIONS, 1992**

Caerphilly County Borough Council,
Pontllanfraith, Blackwood, NP12 2YW Tel.:(01495) 226622 or Fax.: (01495) 235013

Proposed development by Caerphilly County Borough Council

The reasons for the Council's decision are:-

- (1) The application is made in outline only and to ensure that the development shall be carried out in an orderly and satisfactory manner.
- (2&3) To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- (4) To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

DATED: 22/03/02

CHIEF PLANNING OFFICER

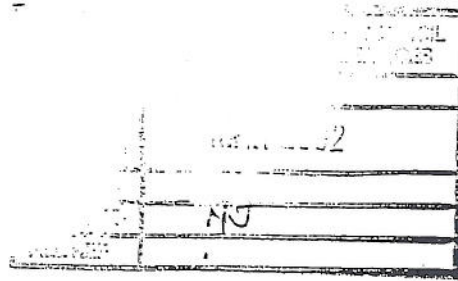
CAERPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
No.	
DATE RECEIVED	17 APR 2002
COMMISSIONER	
DEPUTY COMMISSIONER	
FILE NO.	

Hyder

Consulting

Network Development Consultants (Southern)
Hyder Consulting Ltd
P.O. Box 10
Pentwyn Rd
Nelson
Treharris
CF46 6XZ

Tel: +44 (0) 1443 331155
Fax: +44 (0) 1443 331161



Chief Planning Officer
Caerphilly County Borough Council
Planning Division
Council Offices
Pontllanfraith
Gwent
NP12 2YW

Date :

01 March 2002

Enquiries :

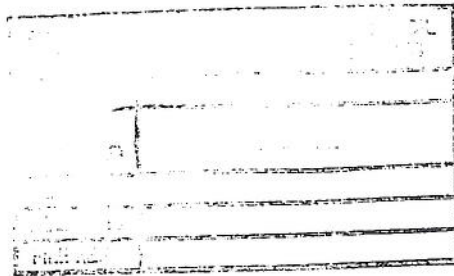
(01443) 331155

Our Ref. :

2002200888/SO 1201

Your Ref. :

P/02/0152



Dear Sir

**HOUSING COMMUNITY CENTRE AND GAMES AREA. CONCRETE YARD,
DERI, BARGOED**

Further to the above consultation we have the following comments on behalf of Dwr
Cymru Welsh Water

The proposed development would overload the existing public sewerage system.
Improvements are planned which would enable a connection to be made after 1st January
2005. We consider any development prior to this date to be premature and therefore
OBJECT to the proposals unless formal Agreement is reached between the Planning
Authority and Developer to prevent occupation prior to this date.

Foul water and surface water discharges must be drained separately from site.

Surface water discharges will only be permitted to discharge to the public surface water
sewerage system.

If a connection is required to the public sewerage system, the developer is advised to
contact the Network Development Consultants (DCWW sewerage agents) on Tel: 01443
331155

No land drainage run-off will be permitted to discharge to the Public Sewerage System.

Reason :- To prevent hydraulic overload of the Public Sewer and Pollution of the
Environment.

We hope the above is satisfactory, however should you require further assistance please contact us on our Reference.

Yours faithfully,



W Ian Wyatt
Contract Manager, Network Development Consultants (Southern)
for Dwr Cymru Welsh Water

CASERPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
No.	
DATE RECEIVED	17 APR 2002
EXTENSION	
REMARKS	
FILE NO.	

CASERPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
DATE RECEIVED	17 APR 2002
EXTENSION	
REMARKS	
FILE NO.	

WESTERN POWER DISTRIBUTION

*Serving the South West and Wales
Gwasanaethu'r De Orllewin a Chymru*

Mr N J Jones
Caerphilly CBC
Development Control
Planning Division
Council Offices
Pontllanfraith
Blackwood NP12 2YW

Map Response Team
Mapping Centre
Lamby Way
Rumney
Cardiff
CF3 2EQ

Telephone 02920 535379
Fax 02920 535390

Our Ref
N28401

Your Ref
P/02/0152

Date
27 February 2002

Dear Mr Jones,

Former Concrete Yard Deri Bargoed

Thank you for your enquiry dated 27 February 2002

I now enclose a copy of our plan showing our existing apparatus in the vicinity of your proposed works. This information is given as a general guide only and its accuracy cannot be guaranteed.

When work is to take place in the vicinity of our plant it is a requirement under the Electricity at Work Regulations 1989 and under the "Health and Safety at Work Act 1974 and CDM Regulations 94" that those persons should define and practice safe working procedures.

Works should be carried out in accordance with the Health and Safety Executives publication GS6 and HS(G)47.

Where diversions to our overhead lines and/or underground cables are needed to allow change to occur on site, the cost of those alterations may be charged to the persons responsible for the works.

If you require advice in connection with your proposals please contact your local Network Services team by telephoning the Call Centre on 0845 601 3341. Following consultation the local Western Power Distribution team will where necessary prepare detailed proposals and provide a quotation for any necessary alterations and/or development of our equipment on the site.

Yours faithfully,

Laura J Davies
Laura J Davies
Map Response Team

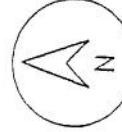
Western Power Distribution (South Wales) plc
Registered in Wales No. 2366985
Registered Office:
WPD/A/1.00
Avonbank, Feeder Road, Bristol BS2 0TB



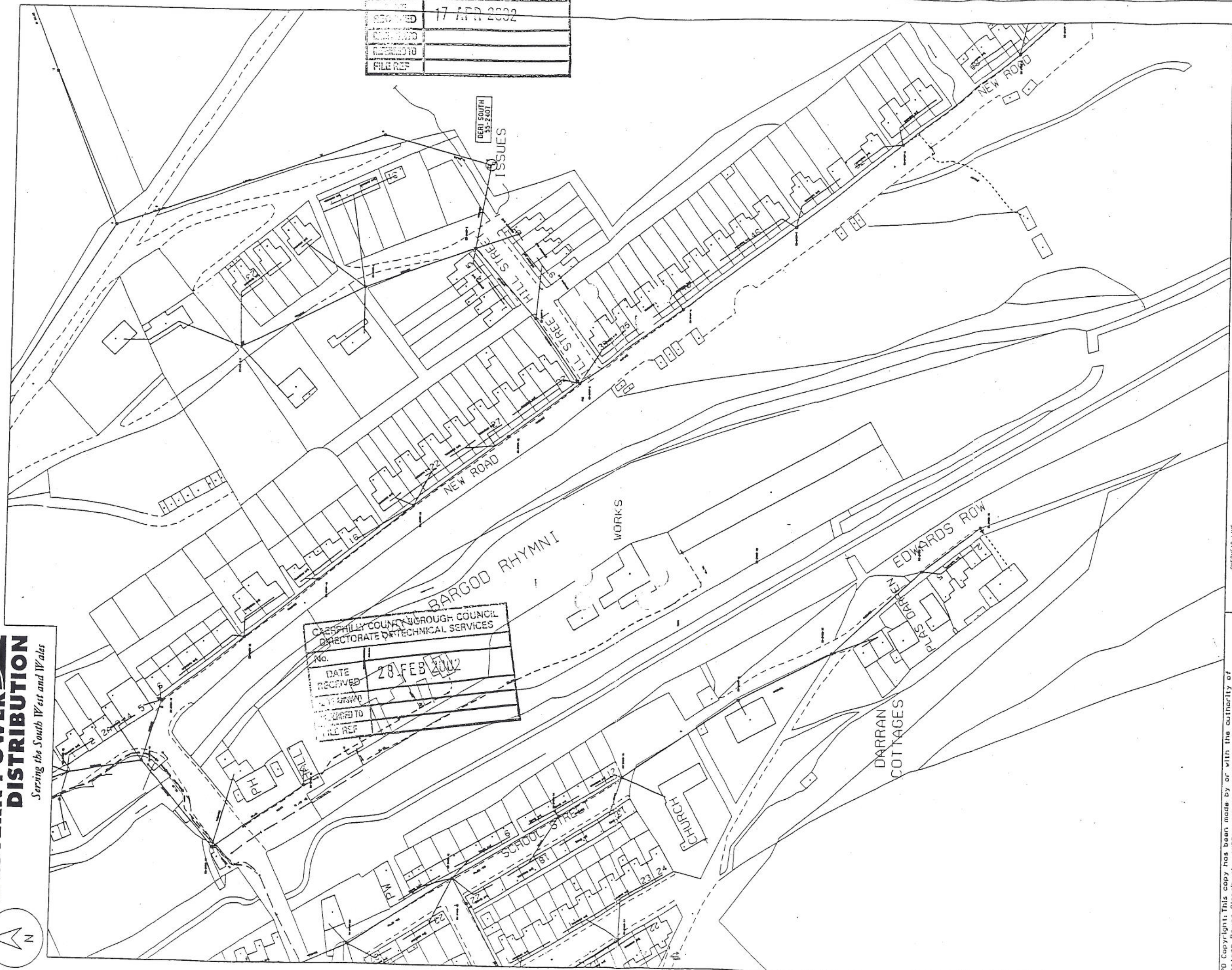
CAERPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
No.	
DATE RECEIVED	28 FEB 2002
DATE ANSWERED	
REFERRED TO	
FILE NO.	

Western Power Distribution (South Wales) plc
Cofrestrwyd yng Nghymru Rhif 2366985
Swyddfa gofrestredig:
Avonbank, Feeder Road, Bristol BS2 0TB

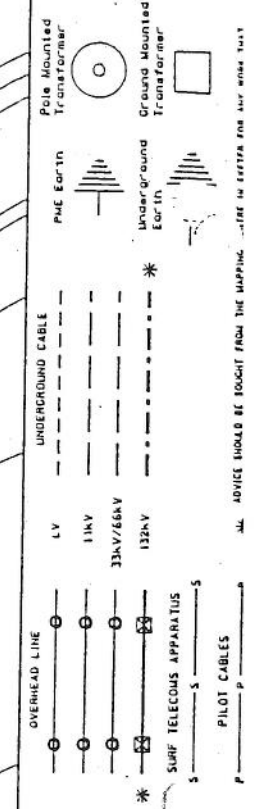
CAERPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
DATE RECEIVED	17 APR 2002
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REFERRED TO	
FILE NO.	



CASE NO.	55-2407
DATE RECEIVED	17 APR 2002
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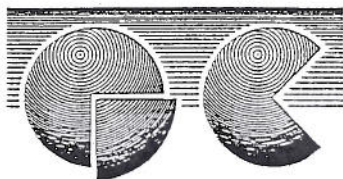
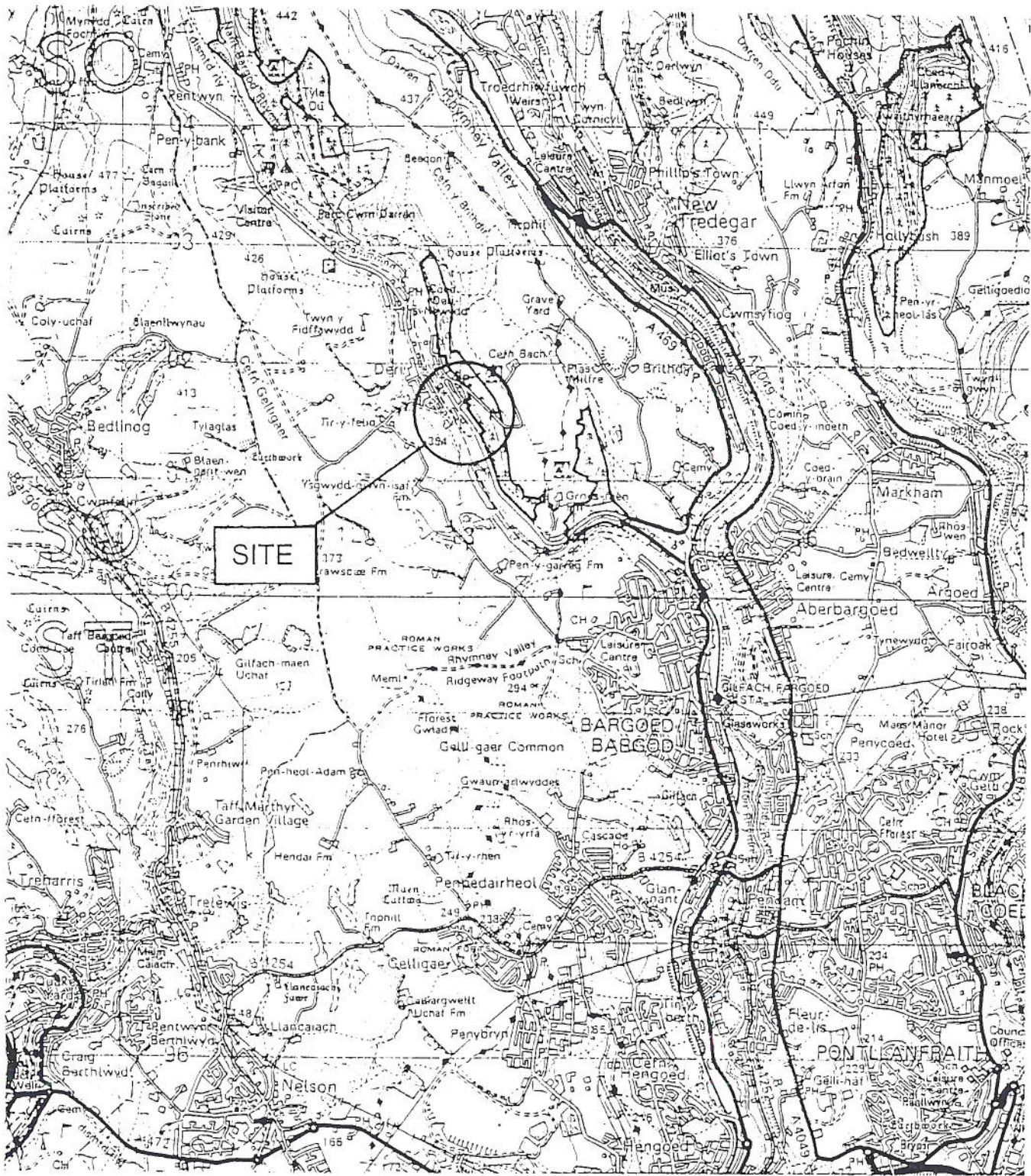


CARRIPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
No.	1
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SCALE 1: 1249
DRAWN BY: LD
TITLE: S01201



38 Cathedral Road
Cardiff CF1 9LL

Tel. 029 20 384400
Fax. 029 20 384544

QUADRANT
consulting
Engineers in Partnership

PROJECT

DEVELOPMENT AT DERI, CAERPHILLY

TITLE

SITE LOCATION PLAN

SCALE

1:50000

DATE

APR 2002

DRAWN BY

ARW

CHECKED BY

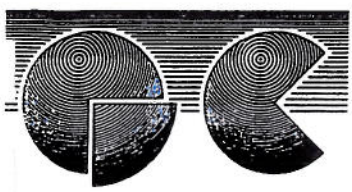
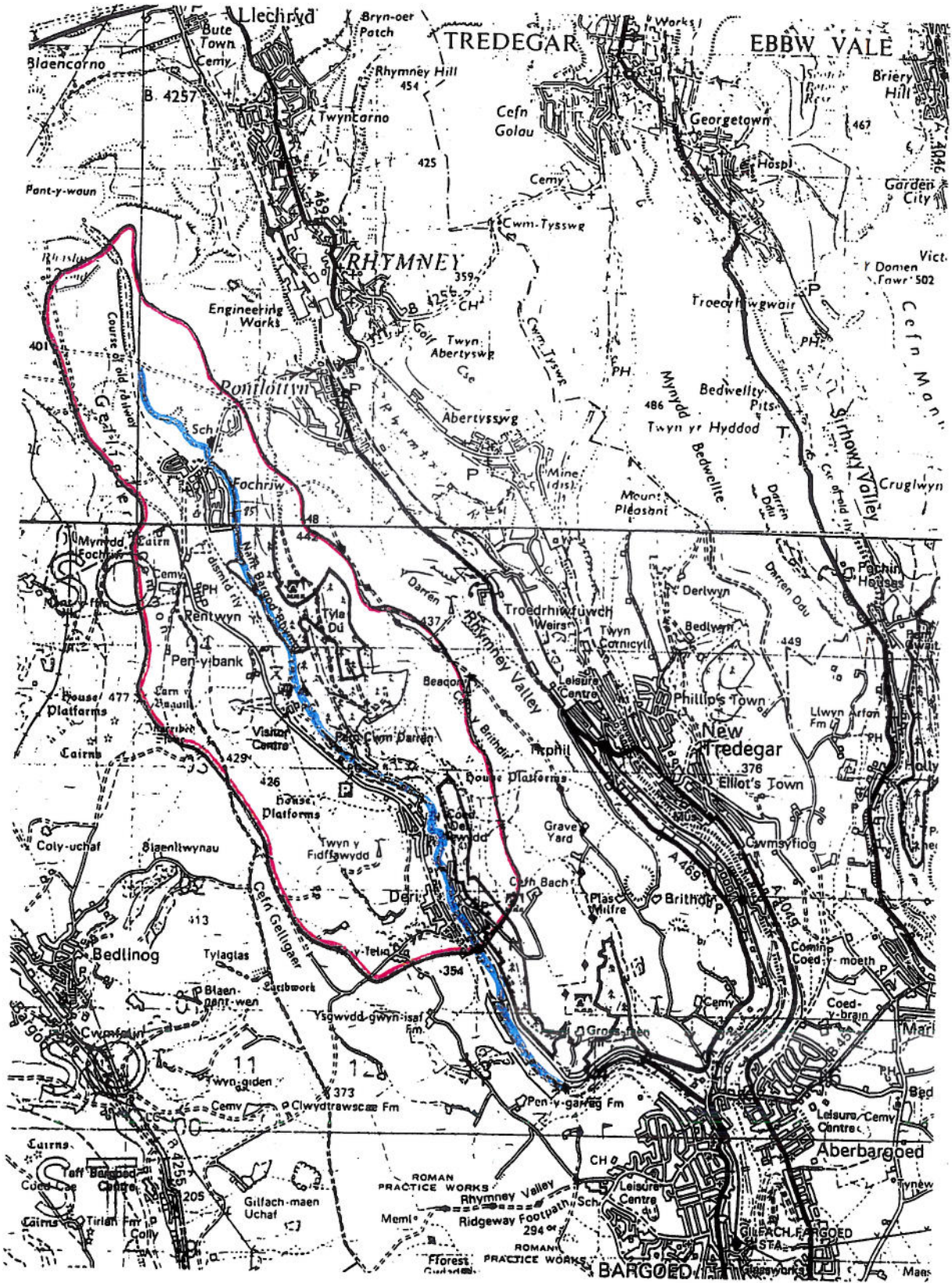
JOB No.

202M033

DRAWING No.

SK01

REV.

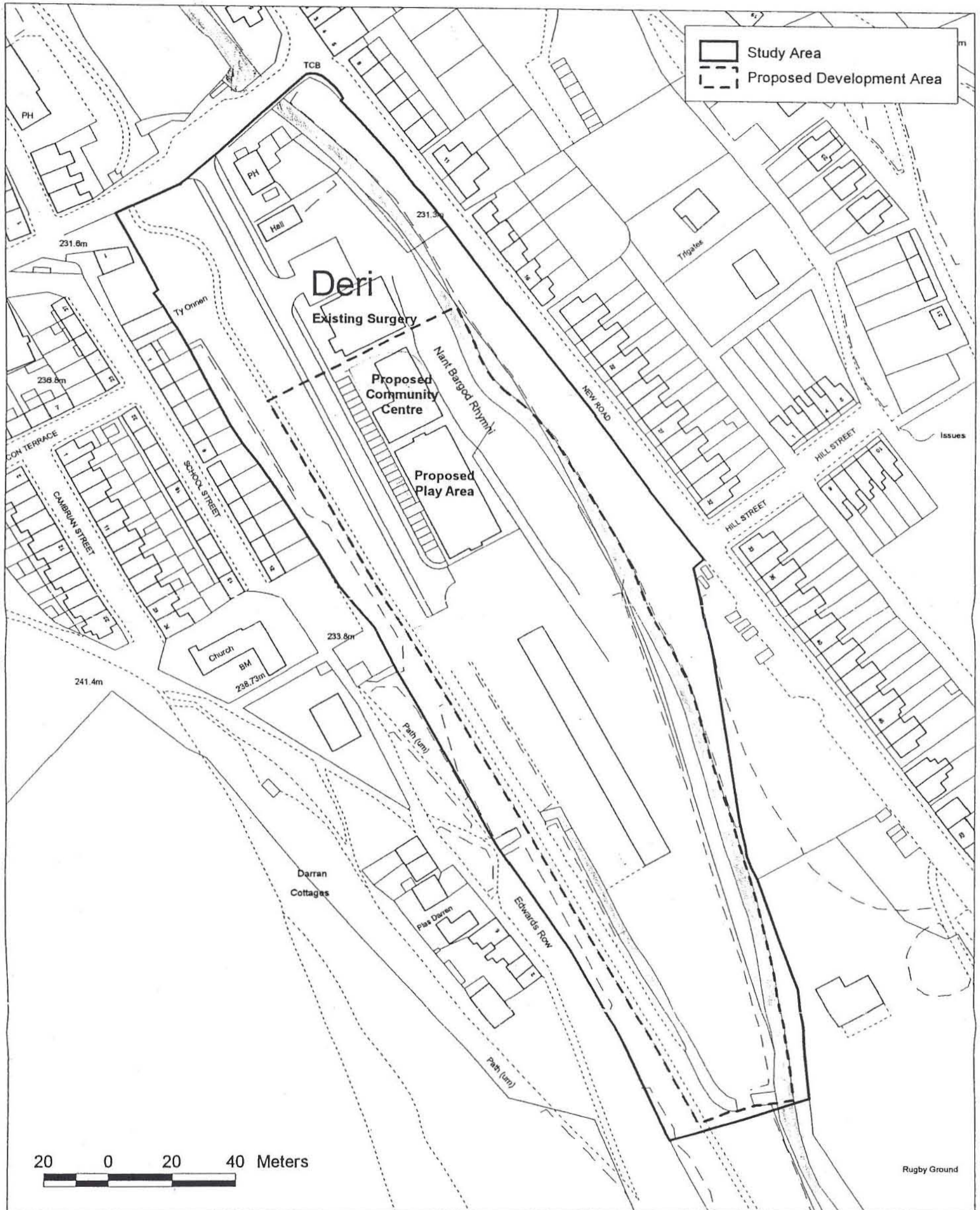


38 Cathedral Road
Cardiff CF1 9LL
Tel. 029 20 384400
Fax. 029 20 384544

QUADRANT
consulting
Engineers in Partnership

PROJECT
DEVELOPMENT AT DERI, CAERPHILLY
TITLE
CATCHMENT AREA

SCALE 1:50000	DATE APR 2002	DRAWN BY ARW	CHECKED BY
JOB No. 202M033		DRAWING No. SK02	REV.



1:1250

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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawffraint y Goron. Mae atgynhychu heb awdurdod yn torri hawffraint y Goron. Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2002.



CAERPHILLY COUNTY BOROUGH COUNCIL,
COUNCIL OFFICES,
PONTLLANFRAITH,
BLACKWOOD,
GWENT,
NP12 2YW

This matter is being dealt with by Phil Huddleston

Our Ref: 070602-02

Your Ref: P 02 0152

Electronic Ref:

Date: 01 March 2002

Dear Sir,

**Planning Consultation - Report on Coal Mining Circumstances
FORMER CONCRETE YARD, DERI, BARGOED**

I refer to the enquiry dated 20th February 2002, received 25th February 2002, in connection with the above.

This report is based on and limited to the records in the possession of The Coal Authority at the time the search is answered.

Past Underground Mining

The property is within the likely zone of influence on the surface from workings in 7 seams of coal at 80m to 600m depth, the last date of working being 1967.

Ground movement from the above mentioned past coal workings should by now have ceased.

Present Underground Mining

The property is not within the zone of likely physical influence on the surface from any present underground coal workings.

Future Underground Mining

The property is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority.

The property is not within a geographical area for which a licence to extract coal by underground methods has been granted.

The property is not within the zone of likely physical influence at the surface from plans of future workings in our possession.

However reserves of coal exist in the locality which could be worked at some time in the future subject to feasibility, licences, and planning consents.

CAERPHILLY COUNTY BOROUGH COUNCIL DIRECTORATE OF TECHNICAL SERVICES	
NO.	
DATE RECEIVED	04 MAR 2002
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Shafts and Adits

We have no knowledge of any mine entries within, or within 20 metres, of the boundary of the property.

The records held by the Coal Authority may be incomplete. Consequently, there may exist in this locality mine entries of which we have no knowledge.

Surface Geology

Records in our possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the property.

Past Opencast Mining

The property is not located within the geographical boundary of an opencast site from which coal has been extracted by opencast methods.

Present Opencast Mining

The property does not lie within 200 metres of the geographical boundary of an opencast site within which coal is being extracted by opencast methods.

Future Opencast Mining

The property is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination.

The property is not within 800 metres of the geographical site boundary of an opencast site for which a licence to extract coal by opencast methods has been granted.

Additional Remarks

This report is provided in response to and for the purposes of a statutory consultation made under the Town and Country Planning legislation. In circumstances where instability issues are identified the developer must be made aware of the instability issues, and of the need for the developer to consult the Coal Authority where appropriate.

Responsibility for carrying out any development in a safe manner rests with the developer.

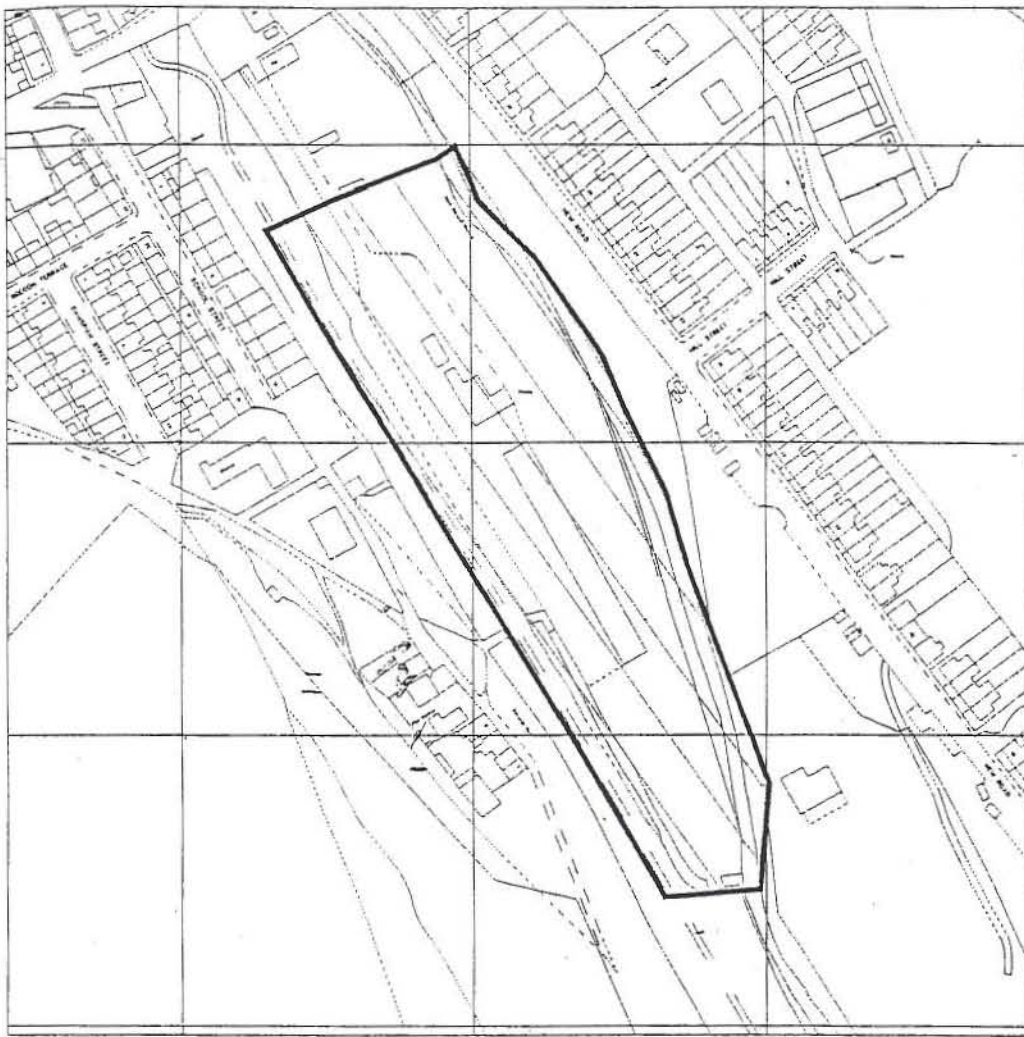
The replies based in this report will be based on, and will be limited to, information in the possession of the Authority at the time of the consultation, and will be given on the distinct understanding that the Coal Authority is not legally responsible (except for negligence) for the information provided. This report must not be used as a substitute for a search by property owners/developers/purchasers under the scheme for coal mining searches agreed between the Law Society and the Coal Authority.

Yours faithfully



Albert Schofield -

Director of Mining Records and Services



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SCALE: 1:2500

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This is a plan of the boundaries of the property in respect of which this report has been prepared. It is the responsibility of the user to ensure that the boundaries shown correspond with those of the property.

APPROXIMATE POSITION OF ENQUIRY BOUNDARY SHOWN



CAERPHILLY COUNTY BOROUGH COUNCIL	
DIRECTORATE OF TECHNICAL SERVICES	
DATE	
DATE RECEIVED	04 MAR 2002
DATE ISSUED	
DATE TO	
DATE SELF	





**Caerphilly County Borough Council and the Welsh Development Agency
Commission for the Concrete Yard Deri – Useful Contact Points**

Caerphilly County Borough Council:

Peter Gomer	Head of Education and Lifelong Learning	tel: 01443 863021
Janice Bennett	Community Regeneration Officer, Economic Development	tel: 01443 864340
Roger Tanner	Strategic Planning and Urban Renewal Manager	tel: 01495 235342
John Forrester	Team Leader (North), Development Control	tel 01495 235332
Rhian Davies	Planning Officer, Strategic Planning	tel: 01495 235126
David Whetter	Senior Engineer, Technical Services	tel: 01495 235203
Alison Jones	Ecologist, Countryside Services, Planning	tel: 01495 235187
Roger Waters	Senior Engineer, Technical Services	tel: 01495 235157
Francis Webb	Principal Assistant, Property Services	tel: 01495 235539

Statutory Consultees

The Coal Authority

Mining Reports
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

Mineral Valuer

2nd floor
Ty Rhodfa
Ty Glas Road
Llanishen
Cardiff
CF4 6GR

Dwr Cymru

Gowerton WWTW
Victoria Road
Swansea
SA4 3AB

Environment Agency

Rivers House
St Mellons Business Park
St Mellons
Cardiff, CF3 0LT

British Gas- TRANSCO

Lambourne House
Cardiff Business Park
Cardiff
CF14 5GL

Hyder Consulting Ltd

Pentwyn Road
Nelson
Treharris
CF46 6LY

Western Power Distribution

NRSWA Section
Duffryn Fach Terrace
Church Village
Pontypridd
CF38 1BN