

Our Ref: CSC1128
Date: 27 February 2025

Mr Anthony Pyne
Principal Planner
Caerphilly County Borough Council
Planning Division
Penallta House
Tredomen Park
Ystrad Mynach
Hengoed
CF82 7PG

Submitted via Planning Portal

Dear Anthony,

Outline planning application for the proposed residential development and a flexible commercial unit at the existing Lidl site, Commercial Street, Risca.

Further to our pre-application discussions, on behalf of Lidl Great Britain Ltd, please find enclosed an outline planning application with all matters reserved except access at the above-referenced site. The formal description of development is as follows:

Demolition of the existing retail store and construction of a new mixed-use residential (Use Class C3) and flexible commercial (Use Classes A1, A2, A3) development comprising residential development including apartments and townhouses, amenity space, drainage infrastructure, landscaping, car parking spaces and access improvements, and associated development.

The application comprises the following information:

- Draft Application Form
- Draft CIL Forms
- Covering Letter (dated 25 February 2025) (this letter)
- Site Location Plan (Drawing no. 2966 P409 Rev C) (prepared by HTC Architects)
- Existing Site Plan (Drawing no. 2966 P410 Rev A) (prepared by HTC Architects)
- Existing Site Utilities (Drawing no. 2966 P414) (prepared by HTC Architects)
- GA Illustrative Site Layout (Drawing no. 2966 P411 Rev C) (prepared by HTC Architects)
- Illustrative Site Layout GF Only (Drawing no. 2966 P412 Rev E) (prepared by HTC Architects)
- Proposed Levels Strategy (Drawing no. 2966 P415) (prepared by HTC Architects)
- Proposed Building Envelopes (Drawing no. 2966 P416) (prepared by HTC Architects)
- Visual 01 – Street Scene (Drawing no. 2966 V001 Rev C) (prepared by HTC Architects)
- Visual 02 – Bird View (Drawing no. 2966 V002 Rev C) (prepared by HTC Architects)
- Visual 03 – Residential (Drawing no. 2966 V003 Rev A) (prepared by HTC Architects)
- Landscape Existing Features - Drawing no. CA-2025 RMIX-01 Rev A (prepared by Corcadden Associates)
- Landscape Existing Features and Overlay - Drawing no. CA-2025 RMIX-02 Rev A (prepared by Corcadden Associates)



- Landscape Proposals Overall - Drawing no. CA-2025 RMIX-01 Rev E (prepared by Corscadden Associates)
- Planning Statement (prepared by CarneySweeney)
- Design and Access Statement (prepared by HTC Architects)
- Preliminary Ecological Appraisal (prepared by Biodiverse Consulting)
- Arboricultural Report including a Tree Survey and Tree Constraints Plan (prepared by ArbsTS)
- Green Infrastructure Statement (prepared by Corscadden Associates)
- Noise Assessment (prepared by Inacoustic)
- Flood Consequences Assessment & Drainage Strategy (prepared by Waterco)
- Hydraulic Modelling Report (prepared by Waterco)
- Air Quality Assessment (prepared by SLR)
- Phase 1 Ground Investigation Report (prepared by Remada)
- Transport Statement (prepared by Corun)

It should be noted that the Coal Authority's Consultants Mining Report, which is appended to the Phase 1 Ground Investigation Report confirms that there are no recordings of mining activities within 100m of the site boundary. Therefore, a separate Coal Mining Risk Assessment is deemed as not required.

The planning application fee has been paid under separate cover.

We trust that the application package is found to be in order. We look forward to receiving confirmation of registration in due course.

Please do not hesitate to contact us if you have any queries or wish to discuss.

Yours sincerely,



Rhianon Jones
Principal Planner
CarneySweeney

Encl.

Cc. Rhydian Griffiths – Lidl GB Ltd.

