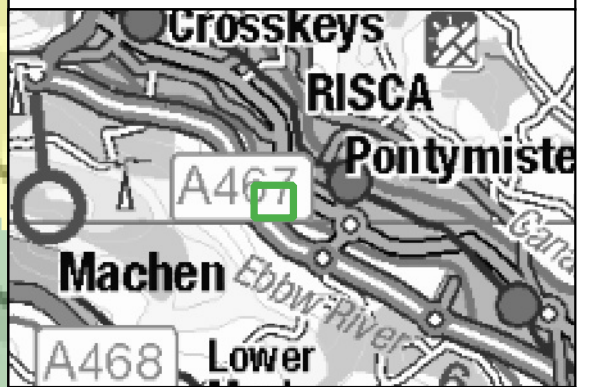




Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- Development Advice Map (TAN15)
- Zone A
- Zone B
- Zone C1
- Zone C2



CLIENT:
 Lidl Great Britain Limited



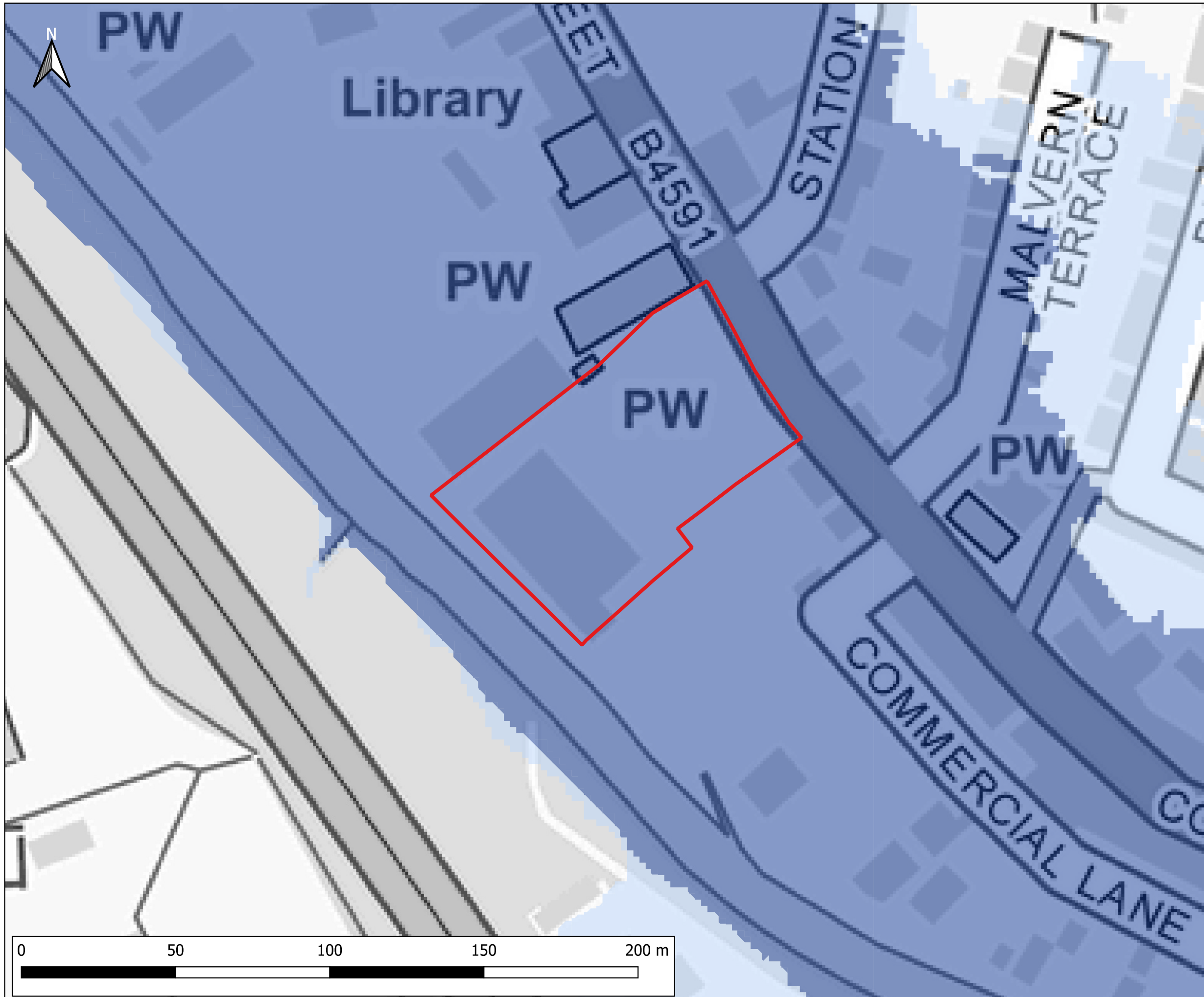
SCHEME:
 Commercial Street, Risca

PLOT TITLE:
 NRW Development Advice Map
 Data published October 2022

PLOT STATUS: FINAL	DATE: 10-01-2025
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DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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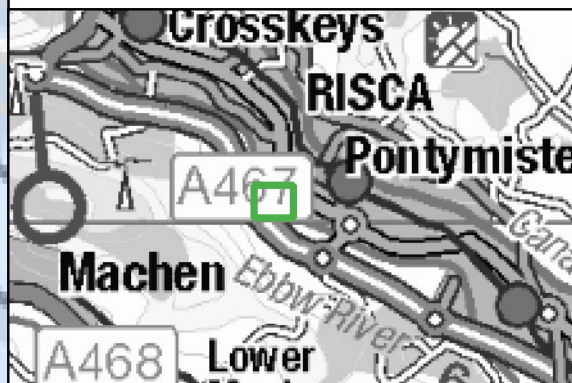
PLOT NAME: 16295_NRW_DAM_Map	REVISION: -
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Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise
 2) Flood Zone 3 displays the extent of flooding from rivers with a 1% AEP or greater of flooding in a given year including and allowance for climate change and the sea with a 0.5% AEP or greater of flooding in a given year including and allowance for climate change
 3) Flood Zone 2 displays the extent of flooding from rivers with a less than 1% AEP but greater than or equal to 0.1% AEP of flooding in a given year including and allowance for climate change and the sea with a less than 0.5% AEP but greater than or equal to 0.1% AEP of flooding in a given year including and allowance for climate change

LEGEND

- Site Boundary
- NRW Flood Map for Planning
 - Flood Zone 1
 - Flood Zone 2
 - Flood Zone 3



CLIENT:
 Lidl Great Britain Limited



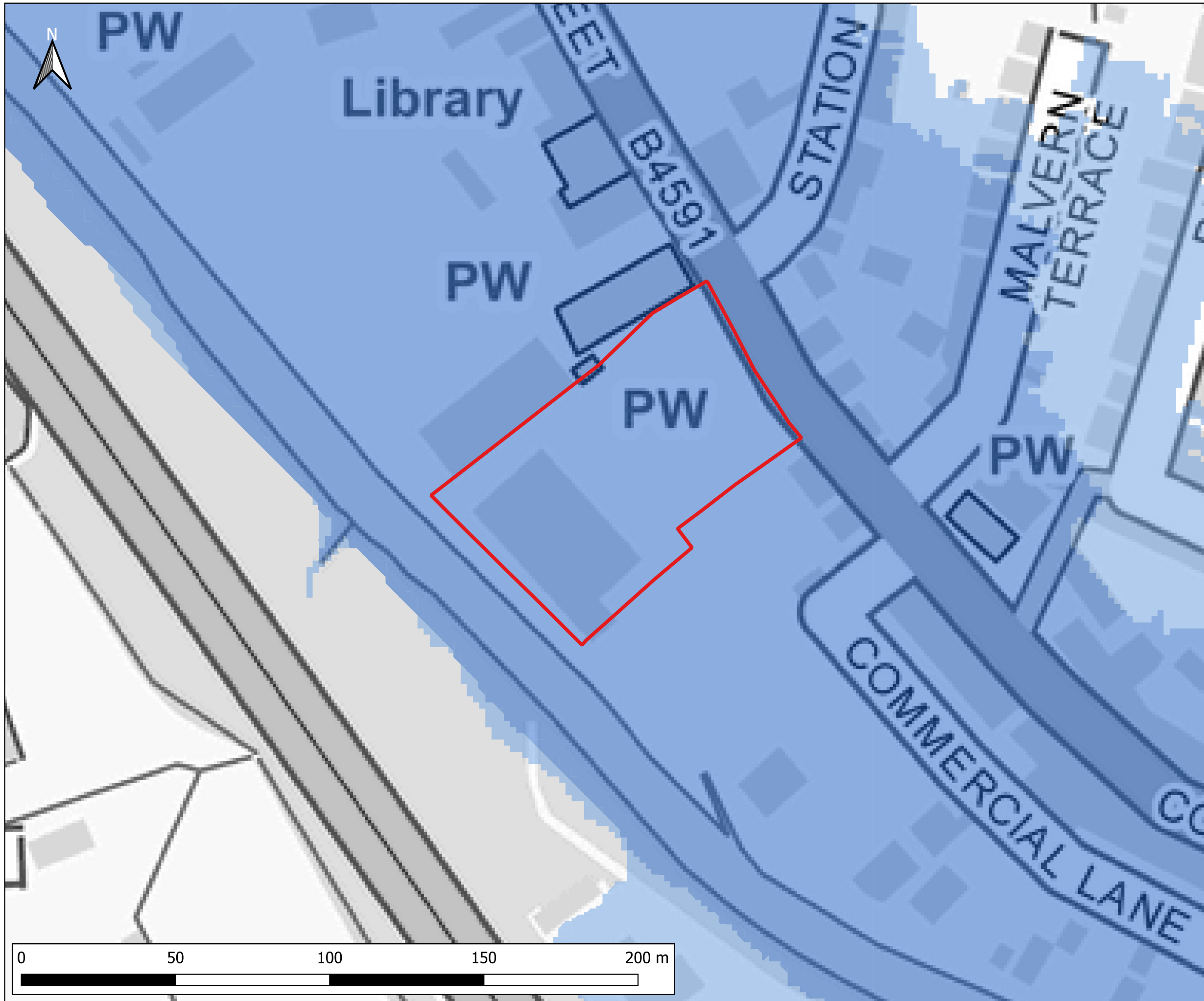
SCHEME:
 Commercial Street, Risca

PLOT TITLE:
 NRW Flood Map for Planning (Rivers and Sea)
 Data published November 2024

PLOT STATUS: FINAL DATE: 10-01-2025





DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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PLOT NAME: 16295_NRW_FMFP	REVISION: -
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Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

-  Site Boundary
- Flood Zones Rivers
-  Flood Zone 1
-  Flood Zone 2
-  Flood Zone 3



CLIENT:
 Lidl Great Britain Limited



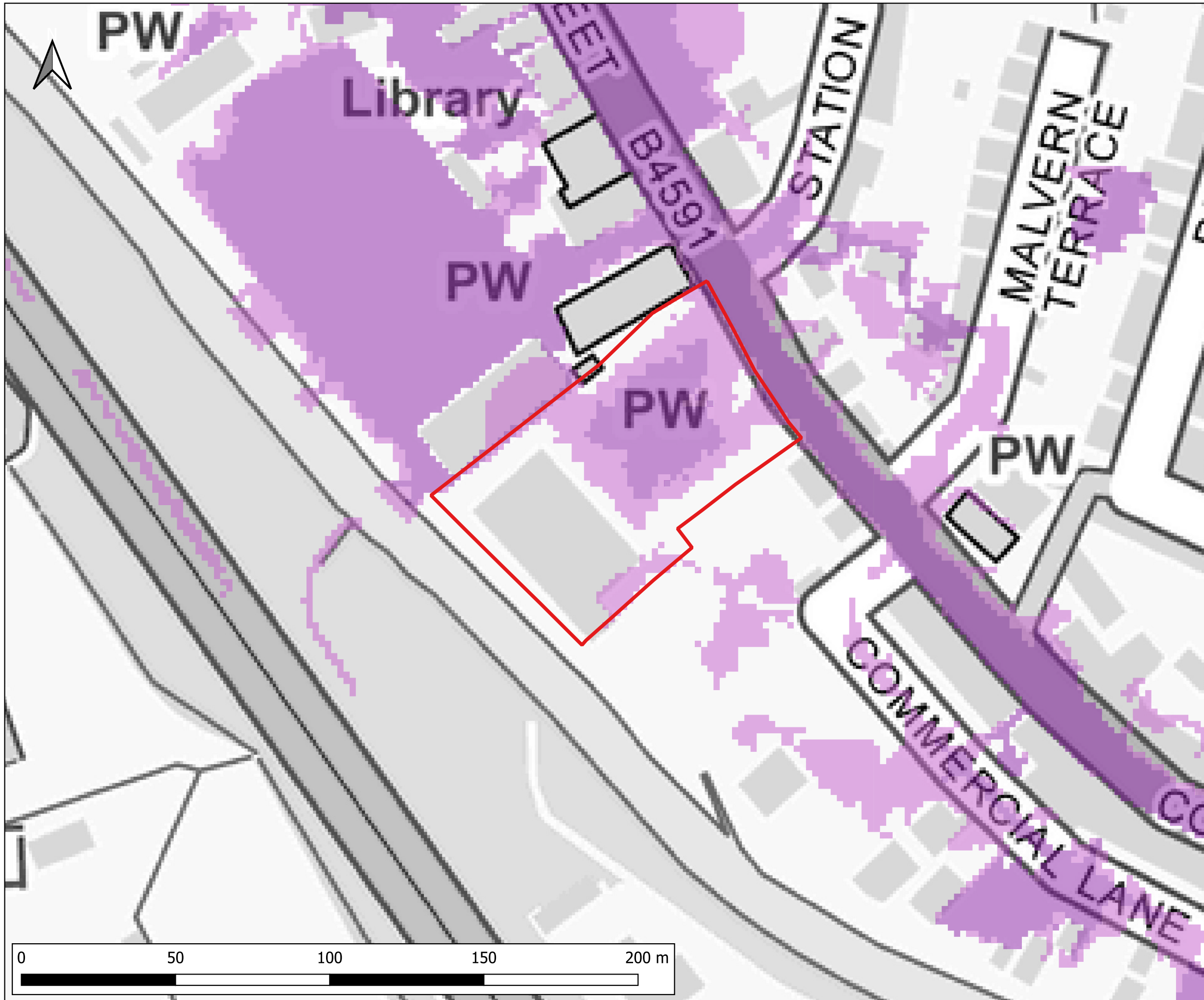
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PLOT TITLE:
 NRW Flood Risk from Rivers
 Data published November 2024

PLOT STATUS: FINAL DATE: 10-01-2025

DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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PLOT NAME: 16295_NRW_Flood_Risk_from_Rivers	REVISION: -
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Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- ▭ Site Boundary
- Flood Zones - Surface Water & Small Watercourses
 - ▭ Flood Zone 1
 - ▭ Flood Zone 2
 - ▭ Flood Zone 3



CLIENT:
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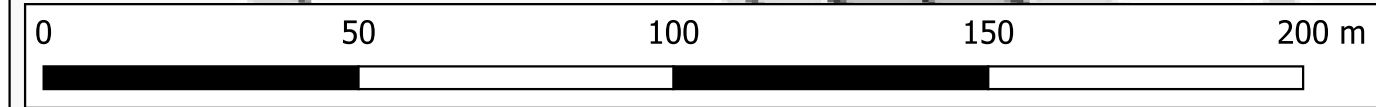
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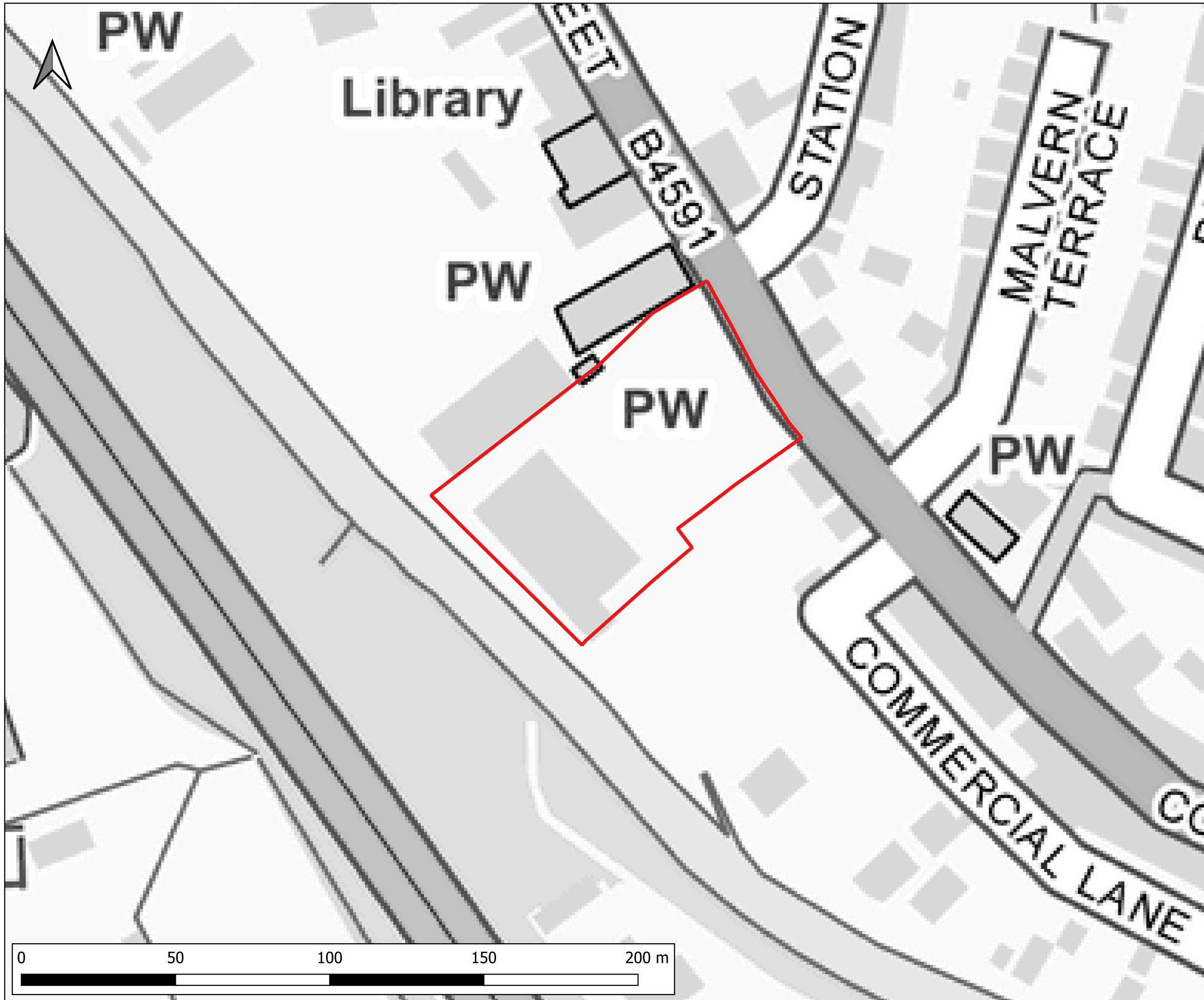
PLOT TITLE:
 NRW Flood Zones - Surface Water & Small Watercourses
 Data published November 2024

PLOT STATUS: FINAL
 DATE: 10-01-2025

DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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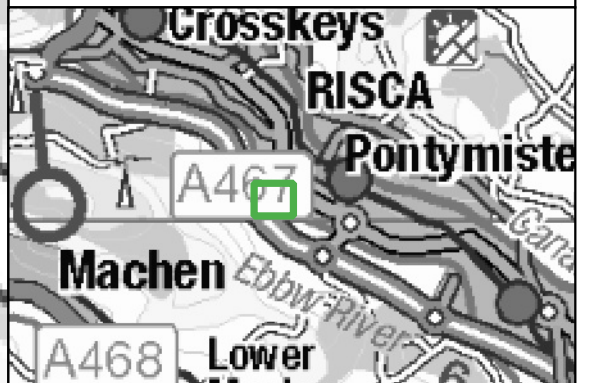




Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- Flood Risk from the Sea
 - Flood Zone 1
 - Flood Zone 2
 - Flood Zone 3



CLIENT:
 Lidl Great Britain Limited



SCHEME:
 Commercial Street, Risca

PLOT TITLE:
 NRW Flood Risk from the Sea
 Data published November 2024

PLOT STATUS: FINAL	DATE: 10-01-2025
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DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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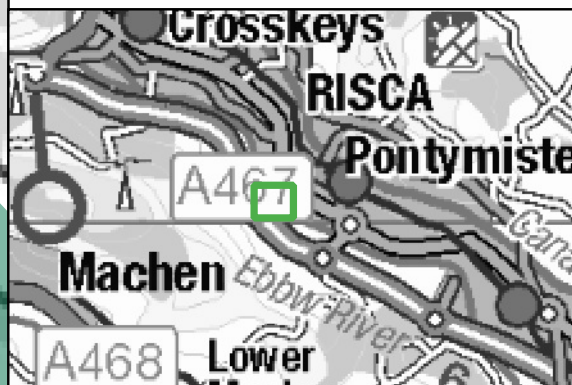
PLOT NAME: 16295_NRW_Flood_Risk_from_the_Sea	REVISION: -
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Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- Flood Risk from Reservoirs Extent



CLIENT:
 Lidl Great Britain Limited



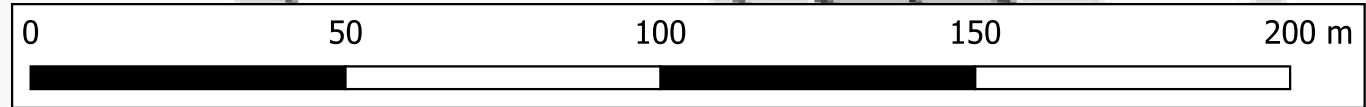
SCHEME:
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PLOT TITLE:
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 Data published February 2017

PLOT STATUS: FINAL	DATE: 10-01-2025
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DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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PLOT NAME: 16295_NRW_Flood_Risk_from_Reservoirs	REVISION: -
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Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- NRW Recorded Flood Extents



CLIENT:
 Lidl Great Britain Limited



SCHEME:
 Commercial Street, Risca

PLOT TITLE:
 NRW Recorded Flood Extents
 Data published November 2024

PLOT STATUS: FINAL
 DATE: 10-01-2025

DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1200
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PLOT NAME: 16295_Recorded_Flood_Extents	REVISION: -
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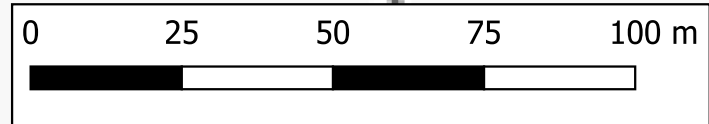
Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- NRW TAN15 Defended Zones



CLIENT:			
Lidl Great Britain Limited			
 www.waterco.co.uk			
SCHEME:			
Commercial Street, Risca			
PLOT TITLE:			
TAN15 Defended Zones Map			
PLOT STATUS:			DATE:
FINAL			17-02-2025
DRAWN:	CHECKED:	APPROVED:	PLOT SCALE AT A3:
AM	AW	NJ	1:1300
PLOT NAME:			REVISION:
16295_TAN_15_Defended_Zones			-



Appendix G SAB Response

Adam McCulloch

From: SAB <SAB@CAERPHILLY.GOV.UK>
Sent: 31 January 2025 11:42
To: Adam McCulloch
Subject: RE: 16295-Lidl Store, Pontymister-SAB

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Re: Proposed Mixed-Use Development at Lidl Store, Pontymister – Initial SAB Advice

Good morning, Adam.

Thank you for your enquiry regarding the proposed Flood Consequences Assessment and Drainage Strategy for the site at Lidl Store, Commercial Street, Pontymister. I would advise that Pre Application advice sought, which will provide further specific guidance to your queries however, in the first instance, I note the following key points:

Discharge Strategy:

- It is noted that infiltration may be unfeasible due to underlying geology, but confirmation via infiltration testing will be required to satisfy the drainage hierarchy. Formal Pre-Application advice is recommended, to provide further details.
- The proposed discharge to the Ebbw River at a restricted greenfield runoff rate of 2.1 l/s appears appropriate however, calculations would be required, demonstrating compliance with statutory SuDS standards.

Attenuation Measures:

- The proposed attenuation pond and sub-grade storage beneath car parking spaces are noted.
- Further details on the attenuation design, including volume calculations, storage provisions, and long-term maintenance arrangements, would be required at Full Application stage however, guidance would be provided at pre-application stage.
- We would encourage the inclusion of additional SuDS components where feasible to provide water quality benefits prior to discharge into the river – reference is drawn to S3 – Surface Water Quality Management, G3.1.

Use of ReFH2:

- The derivation of greenfield runoff rates using ReFH2 is typically required, provided that the input parameters align with guidance from the CIRIA SuDS Manual and Welsh Government statutory requirements. Further, post-development calculations shall use the most recent rainfall data available for the area, typically FEH22 data.

Regards,

Jon Dobbs

swyddog technegol arweiniol | Lead Technical Officer (SAB)
Cyngor Bwrdeistref Sirol Caerffili | Caerphilly County Borough Council

07355 924920

dobbsj1@caerphilly.gov.uk dobbsj1@caerffili.gov.uk

Porwch ein gwefan | Browse our website

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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.

From: Adam McCulloch <adam.mcculloch@waterco.co.uk>

Sent: 29 January 2025 16:57

To: SAB <SAB@caerphilly.gov.uk>

Subject: RE: 16295-Lidl Store, Pontymister-SAB

You don't often get email from adam.mcculloch@waterco.co.uk. [Learn why this is important](#)

Proposed mixed-use residential and commercial development at the Lidl Store, Commercial Street, Pontymister, NP11 6AW. Grid Reference: 323922, 190215

Dear Sir / Madam,

We are currently preparing a Flood Consequences Assessment and Drainage Strategy for the site at the above address and are seeking initial SAB advice (prior to submitting formal pre-app). The proposed development is for the demolition of an existing Lidl Store and the erection of 42no. residential properties (inclusive of apartments) and a commercial unit with associated parking, access and landscaped areas. Please see attached a location plan and proposed development plan for your reference.

Due to the impermeable nature of the underlying geology, the use of infiltration techniques such as soakaways appear to be unfeasible (to be confirmed by infiltration testing). It is proposed to discharge surface water to the Ebbw River located immediately south of the site at the 1 in 1 greenfield runoff rate of 2.1 l/s (calculated for the 0.658ha site area). Attenuation will be provided within an attenuation pond shown on the proposed development plan and sub-grade storage of the proposed car parking spaces (designed to accommodate the 1 in 100 year plus 40%CC event).

Before our strategy progresses, please can you indicate if our proposed discharge rate and design event are acceptable. Greenfield runoff rates have been derived from ReFH2 software.

If you require any further information, please do not hesitate to contact me.

Kind Regards,

Adam McCulloch BSc (Hons)
Environmental Consultant

 01244 668116

 adam.mcculloch@waterco.co.uk



For email confidentiality, limitations and company details please see our disclaimer webpage. Registered in Wales under company no. 3577754. Waterco Ltd, Eden Court, Ruthin LL15 1NJ. Please click for our GDPR policy.

Please consider the environment before printing this email.

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 rhowch 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.

#####

Appendix H DCWW Correspondence

Mr Adam McCulloch
Waterco
11 Lon Parcwr
Ruthin
Denbighshire
LL15 1NJ

Date: 03/02/2025
Our Ref: PPA0009187

Dear Mr McCulloch,

Grid Ref: 323918 190212

Site Address: Commercial Street, Pontymister, Caerphilly, NP11 6AW

Development: Residential comprising 3 x terraced units, 8 x semi-detached, 31 x flats plus commercial use

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.

Appraisal

Firstly, we note that the proposal relates to residential development and commercial use and acknowledge that this is a brownfield site. Therefore, we offer the following comments as part of our appraisal of this development.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a combined sewerage system, which drains to Cardiff Bay Wastewater Treatment Works (WwTW).

The proposed site is crossed by public combined sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No operational development will be permitted within 3 metres either side of the centreline of the public sewer. Arrangements can be made for Company Staff to undertake a sewer trace on request of the developer to accurately locate the asset and to establish its relationship to the proposed development. You are advised that there is a charge for this service. Should the proposed development be located within the protection zone of the public sewer there would be a need for the applicant to either re-locate the building outside of the required protection zone or apply to divert the public sewer under Section 185 of the Water Industry Act 1991.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice and Guidance note. You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Surface Water Drainage

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public surface water sewer. Accordingly, notwithstanding the submitted application form, we recommend a condition that specifies no surface water flows shall communicate directly or indirectly to the public sewerage system.

As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy. 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.



It is therefore recommended that the developer consult with Caerphilly County Borough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. Please refer to further detailed advice relating to surface water management included in our attached Advice and Guidance note and our Developer Services website at <https://developers.dwrcymru.com/en/help-advice/regulation-to-be-aware-of/sustainable-drainage-systems>

We note that surface water will drain to a watercourse, and we welcome this approach as a more sustainable alternative to a public sewer. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Foul Water Drainage – Sewerage Network

We advise that the flows should be communicated to the 150mm combined sewer at or downstream of manhole ST01897980 located in Waun Wen or the 150mm combined sewer at ST23909103 located in Commercial Lane as indicated on the extract of public sewer record provided. Should a planning application be submitted for this development we will seek to control this point 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. However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication “Sewers for Adoption” – 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

Should the approved commercial use intend to include food preparation, then an adequate grease trap to be fitted, in accordance with environmental health regulations, and maintained thereafter to prevent grease entering the public sewerage system.



We would also point out, that if any of the private connections from the former buildings were not to be utilised, then they will need to be abandoned and capped off before entering our public sewer. We require these drains to be capped off as to ensure no water infiltration is entering our sewer via your private drain.

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 8" diameter CI watermain along Commercial Street location. 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@dwrwymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,

Rhys Evans
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.



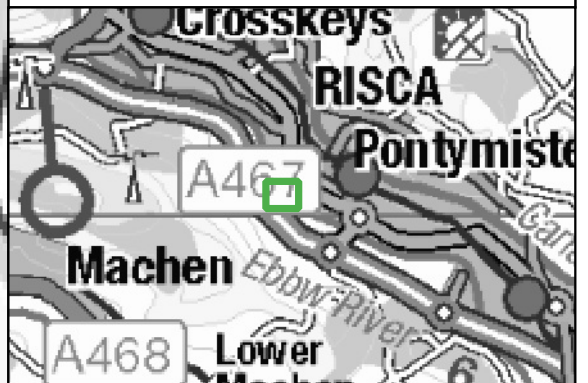
Appendix I Model Results



Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- Maximum Flood Depth
- <= 0.3m
- 0.3m - 0.6m
- 0.6m - 1.2m
- 1.2m - 2.4m
- > 2.4m



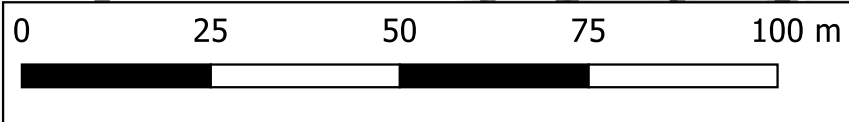
SCHEME:
 Commercial Street, Risca

PLOT TITLE: Maximum Flood Depth
 1% AEP Fluvial Event
 Existing Scenario (EXG)
 Defended Scenario
 Normal Conditions

PLOT STATUS: FINAL
 DATE: 14-01-2025

DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1000
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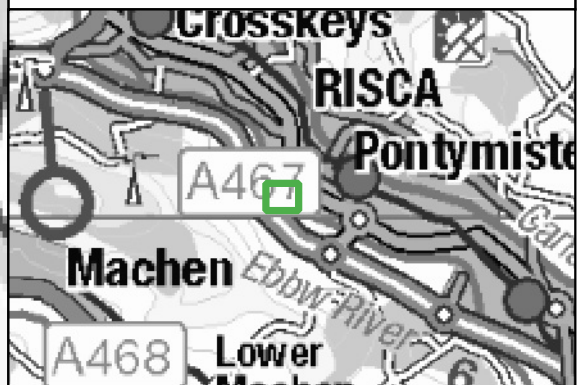




Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- Maximum Flood Depth
- <= 0.3m
- 0.3m - 0.6m
- 0.6m - 1.2m
- 1.2m - 2.4m
- > 2.4m



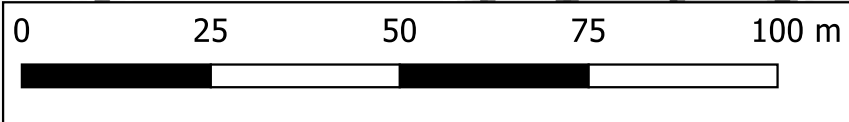
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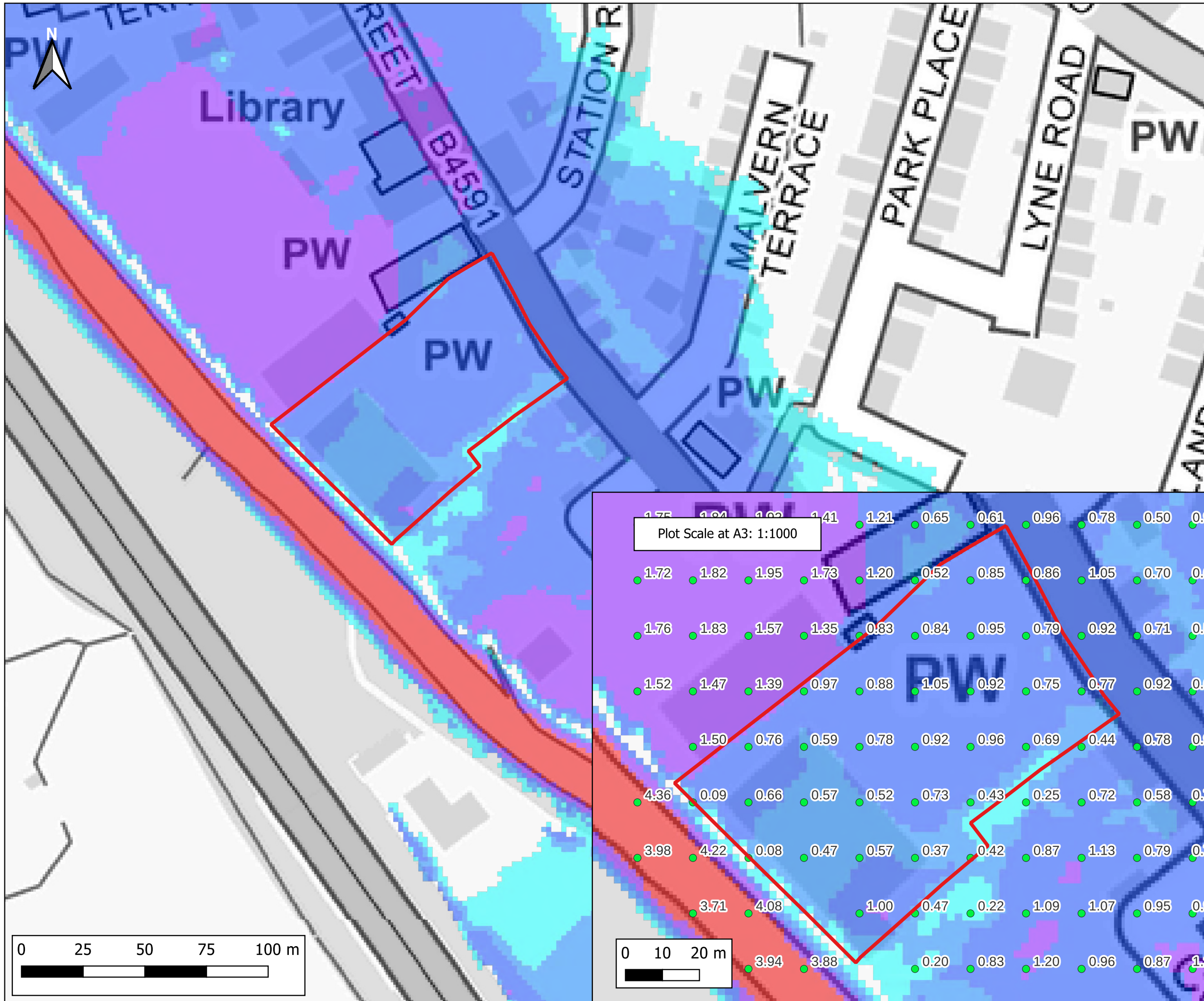
PLOT TITLE: Maximum Flood Depth
 1% AEP Plus 25% Climate Change Fluvial Event
 Existing Scenario (EXG)
 Defended Scenario
 Normal Conditions

PLOT STATUS: FINAL	DATE: 14-01-2025
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DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1000
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PLOT NAME: 16295_EBBW_Q100CC25_DEF_EXG_NC_023_dMax	REVISION: -
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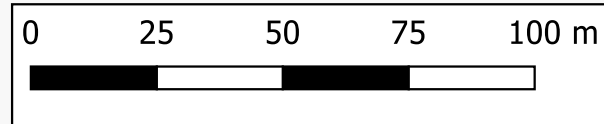
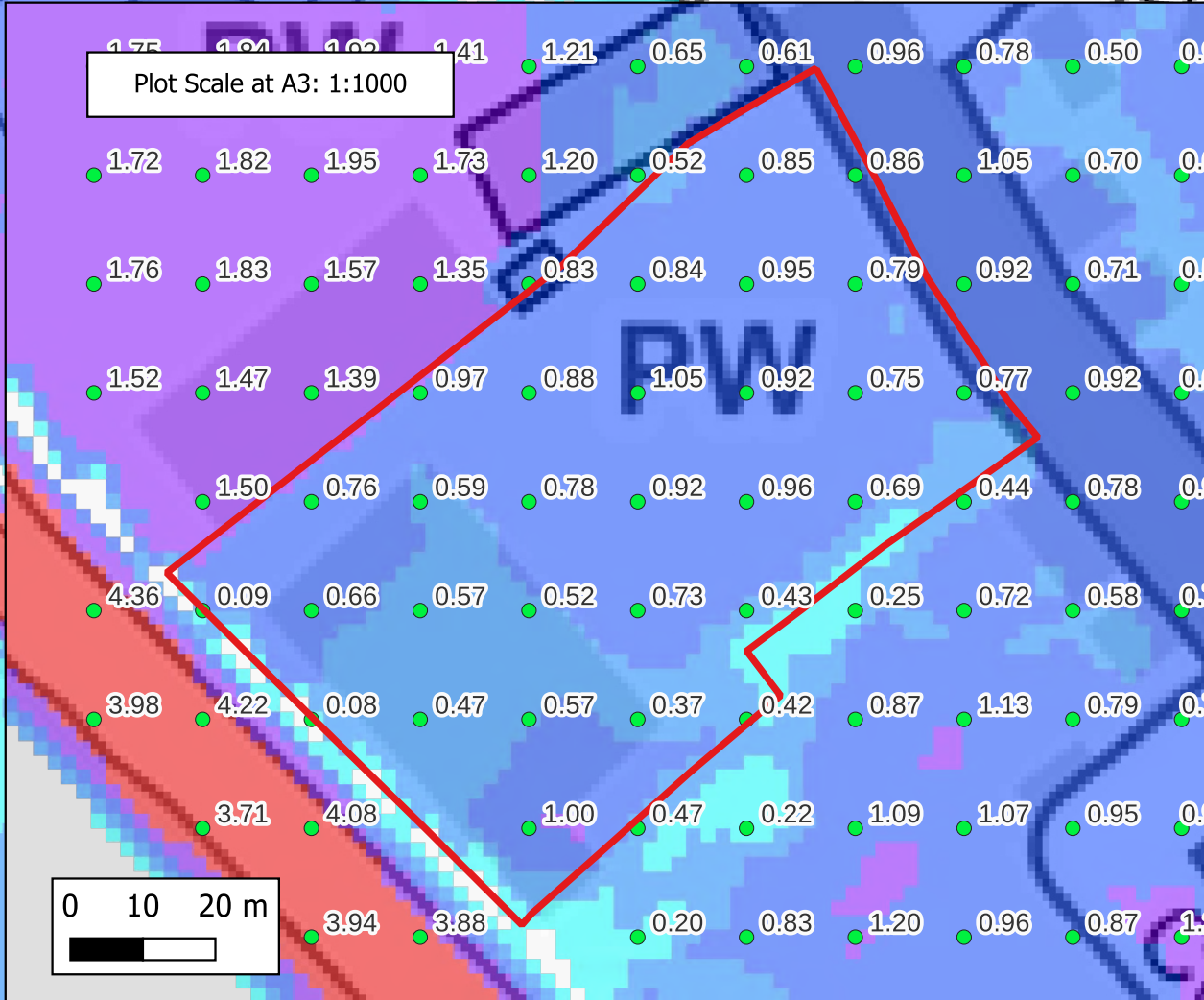
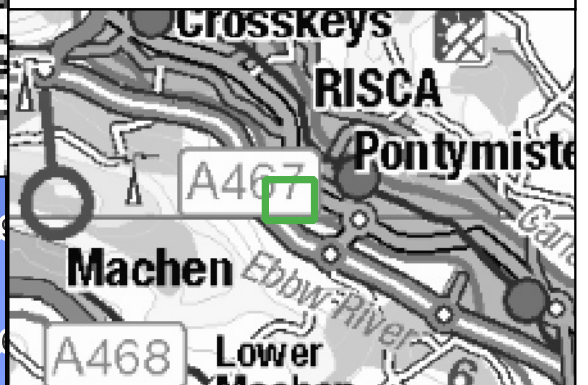




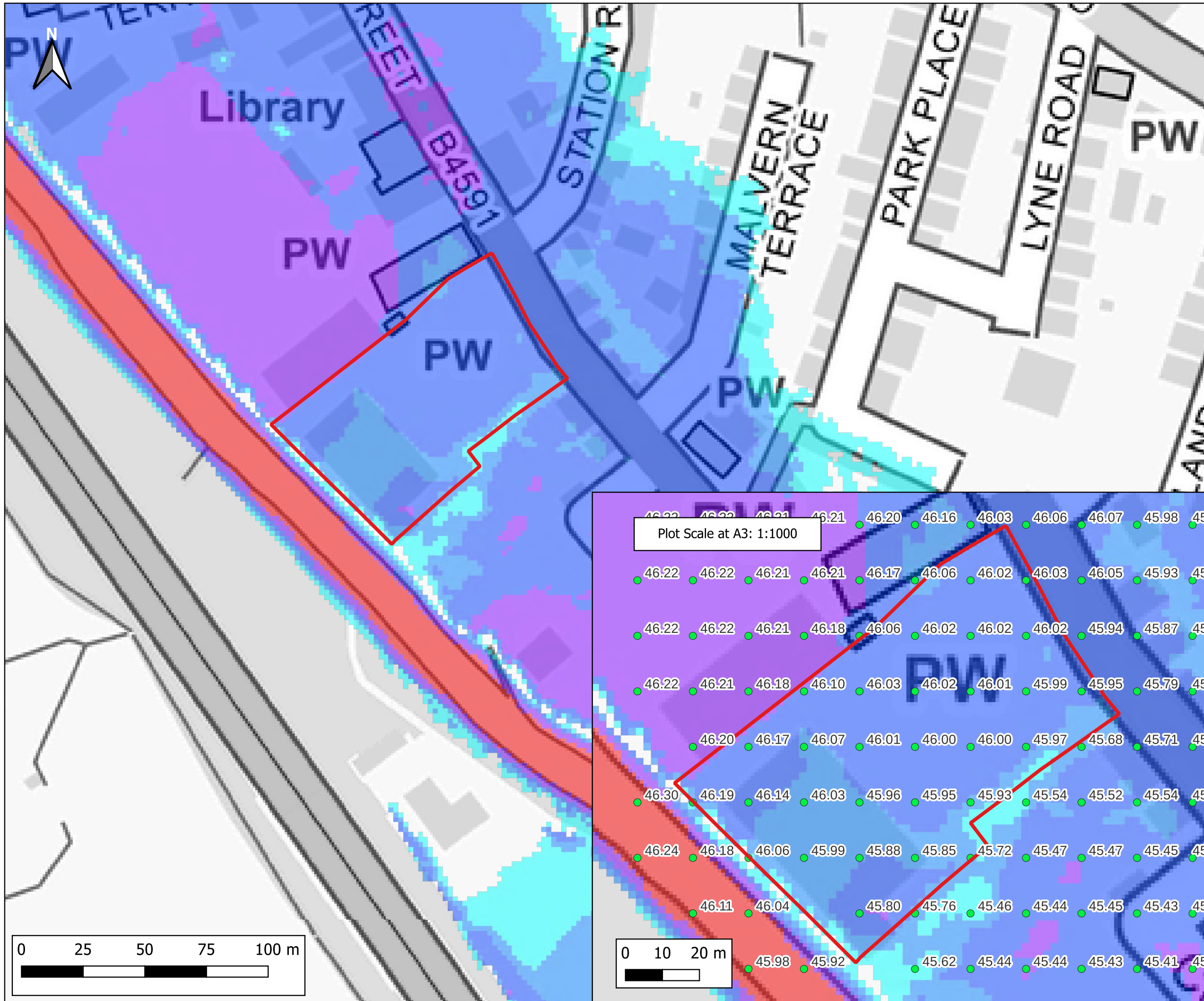
Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
- Maximum Flood Depth
- <= 0.3m
- 0.3m - 0.6m
- 0.6m - 1.2m
- 1.2m - 2.4m
- > 2.4m



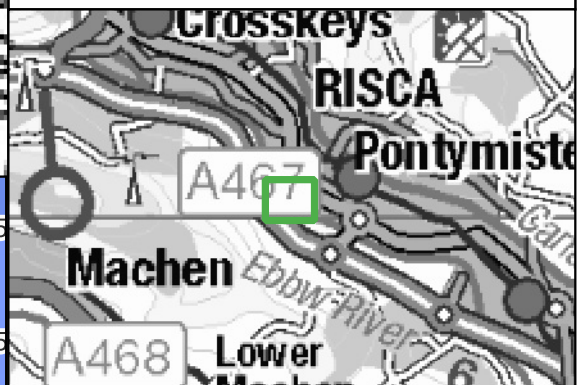
 www.waterco.co.uk	
SCHEME: Commercial Street, Risca	
PLOT TITLE: Maximum Flood Depth 1% AEP Plus 70% Climate Change Fluvial Event Existing Scenario (EXG) Defended Scenario Normal Conditions	
PLOT STATUS: FINAL	DATE: 14-01-2025
DRAWN: AM	CHECKED: AW
APPROVED: NJ	PLOT SCALE AT A3: 1:1500
PLOT NAME: 16295_EBBW_Q100CC70_DEF_EXG_NC_023_dMax	REVISION: -



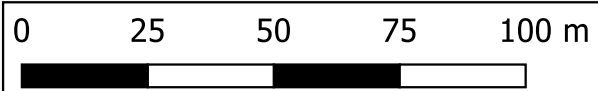
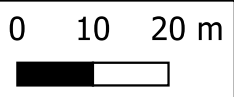
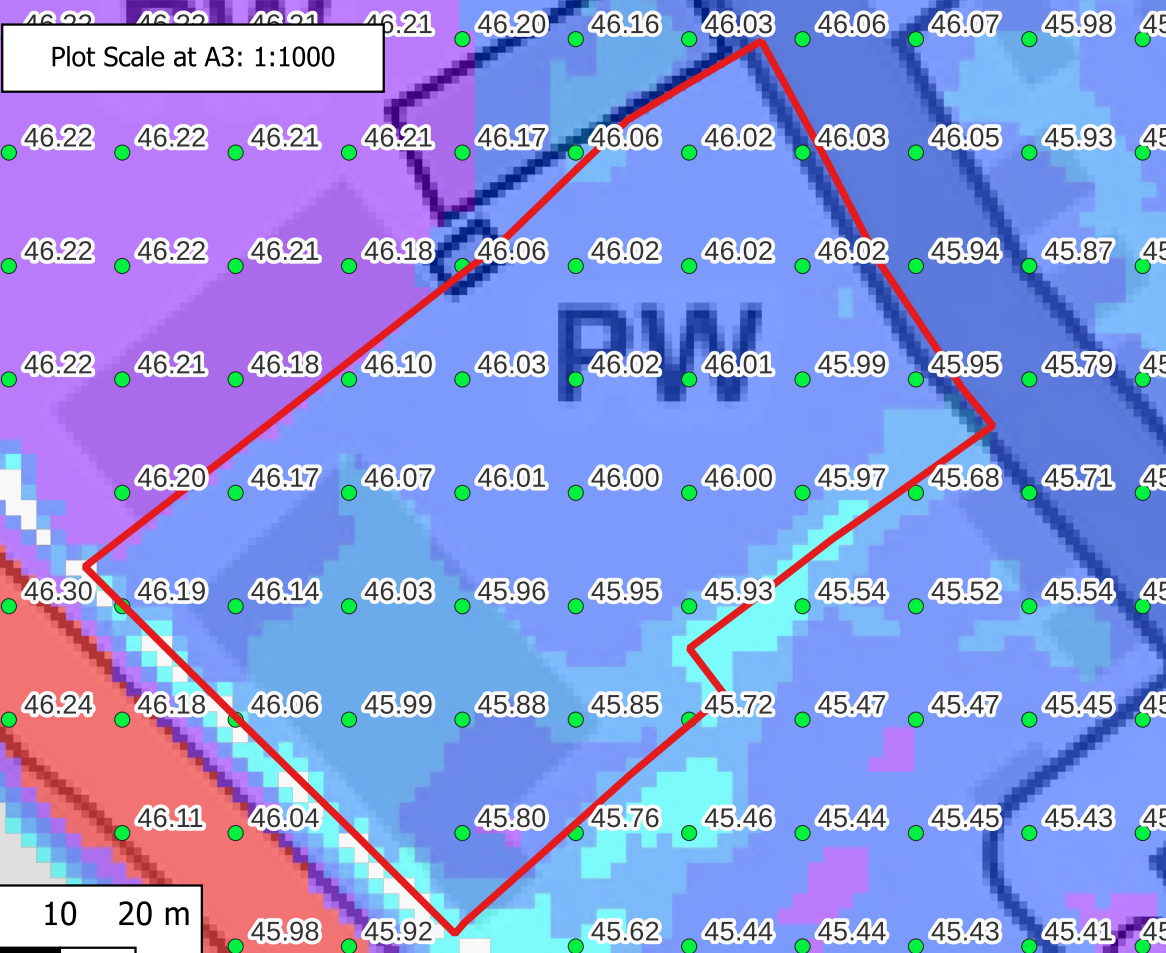
Notes:
 1) All dimensions are in metres and all levels in metres above Ordnance Datum unless stated otherwise

LEGEND

- Site Boundary
 - Maximum Water Level (m AOD)
- Maximum Flood Depth
- <= 0.3m
 - 0.3m - 0.6m
 - 0.6m - 1.2m
 - 1.2m - 2.4m
 - > 2.4m



Plot Scale at A3: 1:1000



 CLIENT:			
 www.waterco.co.uk			
SCHEME: Commercial Street, Risca			
PLOT TITLE: Maximum Water Level 1% AEP Plus 70% Climate Change Fluvial Event Existing Scenario (EXG) Defended Scenario Normal Conditions			
PLOT STATUS: FINAL			DATE: 14-01-2025
DRAWN: AM	CHECKED: AW	APPROVED: NJ	PLOT SCALE AT A3: 1:1500
PLOT NAME: 16295_EBBW_Q100CC70_DEF_EXG_NC_023_hMax			REVISION: -