

# MEMORANDUM / COFNOD

The Vale of Glamorgan Council  
The Alps, Wenvoe, CF5 6AA

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11 MAY 2016

Regeneration  
and Planning



To / I:	Development Services
Dept / Adran:	
Date / Dyddiad:	06/05/2016
Your Ref / Eich	P/DC/LC/IR/2016/00369/OUT
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From / Oddi	Operational Manager Highways and Engineering
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Subject / Testyn: **Planning Application No. 2016/00369/OUT St Athan Boys Village, St Athan**

**Proposal: Demolition of part demolished, fire damaged and derelict former C1 residential buildings. Construction of 15 link dwellings and the conversion of the existing chapel into a dwelling and the retention/extension of the caretaker's bungalow**

This site is not located in DAM areas at risk of tidal or fluvial flooding, and NRW maps indicate there is a very low risk of surface water flooding to the site.

The Application Form indicates that surface water will be disposed of via soakaways and the Design and Access statement states that surface water will be disposed of via rainwater butts and permeable paving where possible. No surface water will be disposed of via any other drainage system in the area. Infiltration should be the preferred method of surface water disposal prior to any other method being considered.

No drainage plans have been submitted with this application. Prior to work commencing on site, a full drainage plan should be submitted to and approved by the LPA. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event plus climate change and not in any part of any building for the 1 in 100 year rainfall event plus climate change. Details shall include all connections to the drainage system, and any porosity tests or details of attenuation storage where applicable.

A SuDS management and maintenance plan should also be submitted prior to work commencing on site. Details shall include strategy that will be followed to facilitate the optimal functionality and performance of the drainage system throughout its lifetime.

## Conditions:

Given the above, no development shall commence on site until a detailed scheme for the surface water drainage of the site, showing how road and roof / yard water will be dealt with has been submitted to and approved in writing by the Local Planning Authority. If infiltration techniques are used, then the plan shall include the details of field percolation tests. Any calculation for onsite attenuation or discharge should also be included. The approved scheme must be implemented prior to beneficial occupation and as built drawings should be submitted to the LPA. This is to ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere.

A written declaration is required detailing responsibility for the adoption and maintenance of all elements of the drainage system prior to beneficial occupation. A maintenance schedule for the

surface water system should be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The developer shall provide as-built drawings for the surface water drainage system to the Local Planning Authority.



C. R. Moon  
for Operational Manager Highways and Engineering  
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