

Vale of Glamorgan County  
Dock Office  
Holton Road  
Barry Docks  
Barry  
CF63 4RT

D.E.E.R
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ACTION BY: <i>JL YP</i>
NO: <i>P238</i>
ACK:

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09 SEP 2014

ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

Date: 08/09/2014  
Our Ref: PLA0008072  
Your Ref: 2014/00840/FUL

Dear Sir,

Grid Ref: **SS9728376211 297283 176211**  
Site: Development plot Penllyn  
Development: Construction of dwelling & garage

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

### SEWERAGE

As the applicant intends utilising a septic tank facility we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,

*M. Chamberlain*

Melanie Chamberlain



glas  
Glas Cymru Cyfyngedig

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



**Dŵr Cymru**  
**Welsh Water**

Developer Services  
PO Box 3146  
Cardiff  
CF30 0EH

Tel: +44 (0)800 917 2652  
Fax: +44 (0)2920 740472  
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu  
Blwch Post 3146  
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Vale of Glamorgan County Council  
Dock Office  
Holton Road  
Barry Docks  
BARRY  
CF63 4RT

D.E.E.R
RECEIVED
ACTION BY: JHC YP
NO: P20
ACK:

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01 SEP 2014

ENVIRONMENTAL  
AND ECONOMIC  
REGENERATION

**Date: 28/08/2014**  
**Our Ref: PLA0007452**  
**Your Ref: 2014/00840/FUL**

Dear Sir

**Grid Ref: SS9728276211 297282 176211**  
**Site: Development plot facing west of Primrose Cottage Penllyn**  
**Development: Construction of a dwelling**

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the **Conditions and Advisory Notes** provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

**SEWERAGE**

**Conditions**

Foul water and surface water discharges shall be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

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Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

### **Advisory Notes**

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Developer Services on 0800 917 2652.

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 us in dealing with the proposal we request the applicant contacts our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The Welsh Government have introduced new legislation that will make it mandatory for all developers who wish to communicate with the public sewerage system to obtain an adoption agreement for their sewerage with Dwr Cymru Welsh Water (DCWW). The Welsh Ministers Standards for the construction of sewerage apparatus and an agreement under Section 104 of the Water Industry Act (WIA) 1991 will need to be completed in advance of any authorisation to communicate with the public sewerage system under Section 106 WIA 1991 being granted by DCWW.

On the 1st October 2012 the Welsh Government introduced the Welsh Ministers Standards and we would welcome your support in informing applicants who wish to communicate with the public sewerage system to engage with us at the earliest opportunity. Further information on the Welsh Ministers Standards is available for viewing on the Developer Services Section of our website - [www.dwrcymru.com](http://www.dwrcymru.com)

Further information on the Welsh Ministers Standards can be found on the Welsh Government website - [www.wales.gov.uk](http://www.wales.gov.uk)

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)



Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Jason Price**  
**Development Control Officer**  
**Developer Services**



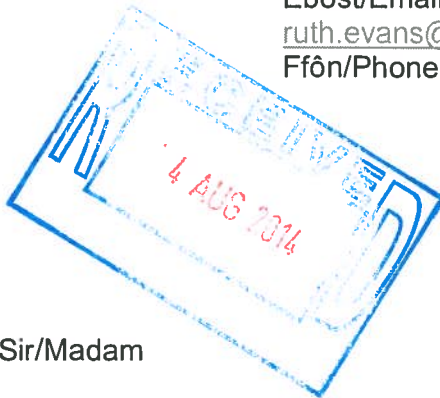
**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

**Ein cyf/Our ref: SE/2014/117769/01-L01  
Eich cyf/Your ref: 2014/00840/FUL**

Rivers House  
St Mellons Business Park  
Fortran Road  
Cardiff  
CF3 0EY

The Vale of Glamorgan Council  
Development Control  
Docks Office  
Subway Road  
Barry  
CF63 4RT

Ebost/Email:  
[ruth.evans@cyfoethnaturiolcymru.gov.uk](mailto:ruth.evans@cyfoethnaturiolcymru.gov.uk)  
Ffôn/Phone: 03000 653 188



**FAO: Yvonne Prichard**

31 July 2014

Annwyl Syr/Madam / Dear Sir/Madam

**CONSTRUCTION OF ONE DETACHED 3 BED DWELLING AND GARAGE –  
DEVELOPMENT PLOT FACING THE ROAD, WEST OF PRIMROSE COTTAGE,  
PENLLYN.**

Thank you for consulting us on the above planning application which we received on the 16 July 2014.

**We object to the application as submitted, due to the proposal to utilise a non mains foul drainage system in a publically sewered area.**

#### **Potential for Contamination**

The proposed development is located within Zone 1 of the Pwllwy Source Protection Zone (SPZ). Source Protection Zones are designated by Natural Resources Wales to identify catchment areas of sources of potable water (high quality water supplies usable for human consumption) and identify where they may be at particular risk from polluting activities on or below the land surface. Source Protection Zone 1 (SPZ1) areas are designated closest to the source of potable water supplies and indicate the area of highest risk for abstracted water quality.

The installation of a non-mains foul drainage system, poses an unacceptable risk of pollution to groundwater and the applicant has not supplied adequate information to demonstrate that the risks posed to groundwater can be safely managed.

We refer to Position statement G2 of the Environment Agency/Natural Resources Wales Groundwater Protection: Principles and Practice (GP3) (2013) which states that *"Inside SPZ1 we will require all sewage effluent discharges (new or existing) to hold a permit. All permit applications will be considered on the basis of risk assessment and the*

*appropriateness of the discharge with respect to the local environmental setting. Where necessary we will use a notice to stop any unacceptable discharge.”*

## **Foul Drainage**

The proposed development lies within the DCWW sewage catchment. The installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risks of failures leading to pollution of the water development compared to public sewered areas.

This position is supported by Welsh Government guidance on non mains drainage in WO Circular 10/99 (paragraphs 3 and 4) which stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer.

We advise that the applicant thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

1. Formally approach DCWW or serve notice regarding a connection under section 98, section 104 or section 106 of the Water Industry Act 1991, as appropriate.
2. Provide details of the terms upon which DCWW is willing to enter into an agreement under section 104.
3. Provide details of the undertakings, security and payment required by the sewerage undertaker under section 98 of the Water Industry Act 1991. This should be provided together with confirmation that the applicant considers these to be reasonable and does not intend to appeal against them;
4. Provide details of the reasons given by DCWW, if it has refused connection under section 106 of the WIA 1991 and confirmation that they have appealed against this decision; OR
5. Demonstrate that it is not reasonable to connect to the public foul sewer.
6. Where it is not reasonable to connect to the public foul sewer, the applicant must demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.

We wish to remind yourselves and the applicant that lack of capacity or plans to improve capacity in the sewer network is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991. In such cases, if the applicant decides to apply for a water discharge permit from ourselves for the proposed private treatment facilities, we may not be able to issue a permit.

## **Surface Water Drainage**

We note the intention to use a soakaway for surface water disposal, only uncontaminated clean water must discharge to the soakaway. Any surface water sources should be more than 10 metres from the soakaway and all drainage must be constructed to British standards.

***Should the above planning matter regarding the sites drainage be resolved then we would also ask the Local Planning Authority and the applicant to consider the following advice.***

## **Waste Management**

If any controlled waste is to be removed off site, then the site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably permitted facility.

The Environmental Protection (Duty of Care) Regulations 1991 for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate permitted facility and all relevant documentation is completed and kept in line with regulations.

Please note that excavated material arising from site remediation or land development works can sometimes be classified as waste. For further guidance on how waste is classified, and best practice for its handling, transport, treatment and disposal please refer to our website at the following address: <http://naturalresourceswales.gov.uk/apply-buy-report/apply-buy-grid/waste/?lang=en> or contact the Environment Management team at Cardiff Office on 029 2024 5188.

## **Local Biodiversity**

Please note that we have not considered possible effects on all species and habitats listed in section 42 of the Natural Environment and Rural Communities (NERC) Act 2006, or on the Local Biodiversity Action Plan, or other local natural heritage interests. To comply with your duty under section 40 of the NERC Act, local planning authorities must have regard to purpose of conserving biodiversity and your decision should take account of possible adverse effects on such interests.

## **Planning Advice Note**

We refer you and the applicant to our Planning Advice Note for further advice on drainage and pollution prevention measures. The management of surface water should also be assessed as part of the flood consequence assessment.

If you have any further queries, please don't hesitate to contact us

Yn gywir / Yours faithfully

R. H. Evans

**Miss Ruth Evans**

**Ymgynghorydd Cynllunio Datblygu – Caerdydd a Bro Morgannwg / Development  
Planning Advisor – Cardiff and Vale of Glamorgan**

Direct Dial: 03000 653 188

Direct email: [ruth.evans@cyfoethnaturiolcymru.gov.uk](mailto:ruth.evans@cyfoethnaturiolcymru.gov.uk)

Ein pwrpas yw sicrhau fod adnoddau naturiol Cymru yn cael eu cynnal, gwella a'u defnyddio yn gynaliadwy, yn awr ac i'r dyfodol.

**Our purpose is to ensure that the natural resources of Wales are sustainably maintained, enhanced and used, now and in the future.**



# Planning Advice Note (100)

## Natural Resources Wales/Cyfoeth Naturiol Cymru

*This note provides guidance on environmental planning and regulatory issues, and may be of use at a pre-application/application stage and for the lifetime of your activities. It is not exhaustive, and if you have any other queries please contact our Natural Resources Wales Customer Contact Centre on 0300 065 3000 for further assistance.*

### Flooding and Flood Consequence Assessments (FCAs)

You can obtain information on which 'flood zone' your site is located through

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

Planning Policy Wales Technical Advice Note 15: Development and Flood Risk (July 2004) provides very important guidance on consideration of fluvial, tidal and surface water flood risk. It includes information on climate change; vulnerability of land use types; justification; preparation of flood consequence assessments (FCAs) (Appendix 1 E) and acceptability criteria. We have also produced a useful checklist for developers and consultants that should be submitted in support of a FCA. To request pre-application advice on FCAs please contact us. Please note the Local Planning Authority (LPA) may also have their own requirements in respect of a FCA and further advice should be sought from them.

FCAs must assess the risks of fluvial, surface water and other sources of flooding. Sustainable Drainage Systems (SuDS) should be included in development wherever possible to reduce surface water run-off. A variety of SuDS techniques are available, which also helps with protecting water quality and adding amenity value to development.

Further information sources on SuDS can be found in:

- Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004) TAN15 - Appendix 4
- CIRIA C522 document Sustainable Drainage Systems – design manual for England and Wales
- CIRIA C523 document SuDS – best practice manual
- The Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SuDS.

For guidance refer to Natural Resources Wales and CIRIA websites:

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk); [www.ciria.org.uk](http://www.ciria.org.uk)

You should be aware that Section 8 of TAN15 (paragraph 8.4) states that if SuDS cannot be implemented, a conventional drainage system will need to improve on the status quo.

We may not be consulted on flood risk matters by the Local Authority or provide detailed application or pre-application flood risk comments on some types of development for extensions up to 250m<sup>2</sup>. Given the scale of the proposed development, and in the absence of a FCA, we consider the risk could be acceptable subject to the developer being made aware of the potential flood risks, and advised to install flood-proofing measures as part of the development. These may include barriers on ground floor front doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in our Floodline publication 'Damage Limitation'. This is available on our website. A developer may also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which is available from the Planning Portal website: [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Please be aware that this does not negate the need to submit FCAs as required by the LPA and further advice may need to be sought from them. You might also contact Local Authority Land Drainage engineers to determine any localised flooding problems from ordinary watercourses within the vicinity of your proposals, and to confirm that proposed surface water disposal would not cause or exacerbate flooding.

We may have flood level data to assist in preparing a FCA: This information may be provided for a fee and obtained from our Natural Resources Wales Customer Contact Centre on 0300 065 3000. For information: we do not recommend individual FCA consultants but the following website link is provided to help you to source a suitably qualified person <http://www.ciwem.org>.

### **Landfill/Landfill Gas**

The location of authorised landfills is shown on our website or contact our Natural Resources Wales Customer Contact Centre on 0300 065 3000. Your Local Authority has a list of closed (historic) landfill sites. You might refer to the landfill gas website (which includes policy and guidance) for further information on proposed development within 250 metres of a landfill site. <http://www.landfill-gas.com/html/search.html>

### **Land affected by Contamination**

Planning Policy Wales takes a precautionary approach to land affected by contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean up (remediation). Where contamination is known or strongly suspected, a desk study, investigation, remediation and other works may be required to enable safe development. Minimum requirements for submission with a planning application are a desk study and preliminary risk assessment, such as a site walkover or conceptual model. Site Investigation and Remediation Strategy reports may be required for submission with a planning application for sensitive land use types or where significant contamination or uncertainty is found. We recommend that you contact the Local Authority Environmental Health team who may hold records on known/potential land contamination. If during site works, contaminated material is suspected, you are advised to stop works and seek further guidance. Remediation of contaminated land may also require an authorisation under environmental permitting legislation (formerly waste management legislation). For information: whilst we do not recommend individual environmental consultants, the following website link is provided for environmental consultants that undertake contaminated land assessments <http://www.endsdirectory.com/>

### **Foul Drainage**

Government policy states that, where practicable, foul drainage should be discharged to the mains sewer. Where this is not possible and private sewage treatment / disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations 2000. You should also have regard to Welsh Office Circular 10/99 in respect of planning requirements for non mains sewerage. For planning purposes we have provided a Foul Drainage Assessment Form to assist in your consideration of these matters, please view our website [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk).

You may wish to submit this to the Council with your application. Alternatively, the Local Authority may have its own assessment form. Our Pollution and Prevention Guidance Note 4 'Treatment and disposal of sewage where no foul sewer is also available' also provides useful guidelines.

### **Biodiversity**

The planning system in Wales has an important part to play in maintaining, restoring and enhancing biodiversity (Planning Policy Wales and the UK Biodiversity Action Plan 1994). Technical Advice Note 5 on Nature Conservation (TAN5) provides detailed guidance on nature conservation and includes guidance regarding wildlife corridors. A developer should conserve and enhance special features, which will also be a consideration as part of our determination of consents/licences/permits. Article 10 of the EU Habitats Directive also stresses the importance of natural networks of linked habitat corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. River corridors are particularly effective in this way. Such networks and corridors may also help wildlife adapt to climate change. Our advice is that green buffer zones should be agreed and permanently delineated alongside a watercourse, be free from structures and/or planted with UK generic provenance or left as a natural area for wildlife. River basin management planning also requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies.

If you own land or property alongside a river or other watercourse, our guide 'Living on the Edge' explains your rights and responsibilities as a riverside property owner ([www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk))

Your responsibilities include maintaining river beds and banks; allowing the flow of water to pass without obstruction; and controlling invasive alien species such as Japanese knotweed. Sometimes you will need permission from other bodies as well as from us. Should a proposal affect a designated site that has no connection to the water environment or any BAP species/habitats then please contact us. A license will be required from us to survey for, and, where any proposals are made as a last resort, to re-locate legally protected species.

## **Water Resources**

We encourage water efficiency in all development. For residential, we recommend a minimum standard of Level 3 of the Code for Sustainable Homes. [http://www.planningportal.gov.uk/uploads/code\\_for\\_sustainable\\_homes\\_techguide.pdf](http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf). For commercial, we recommend rainwater harvesting and grey water recycling. Development should endeavour to meet the 'very good' rating under the BREEAM Standard for non-residential development. [www.breeam.org](http://www.breeam.org)

## **Pollution Prevention**

You should incorporate pollution prevention measures to protect ground and surface waters. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice, which include Pollution Prevention Guidance Notes (PPG's) targeted at the specific activities (as listed below). Pollution prevention guidance can be viewed on our website: [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

Also, the NetRegs website has guidance, specific for the construction sector, on environmental regulations and good practice. Codes of Practice on preventing pollution from agricultural activities is available on Defra's website: <http://www.defra.gov.uk/foodfarm/landmanage/cogap/index.htm>

## **Environmental Permits (EPs) / Consent Requirements – separate to Planning Permission**

*The granting of planning permission does not permit activities that require consent, licence, or permit under other legislation. It is the applicant's responsibility to ensure that all relevant authorisations are obtained before work commences. Consenting procedures can take several months to complete, and early contact is therefore advised.*

*Further information can be found on our website:*

[www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

## **Flood Defence Consents**

Any works (including temporary works) in, under, over or adjacent to a 'main river' (including any culverting) may require us to give formal permission in the form of a Flood Defence Consent before you start any work. We operate a "no-culverting" policy and Consent for culverting will only normally be granted for site access purposes. Our Development and Flood Risk Team will be able to help with this. Please phone 0300 065 3000 - this is the general enquiries line for the Customer Services Centre and ask to be put through to the team that covers your area if you would like further advice or to apply for a Consent.

Please be aware that on 6 April 2012, when a further phase of the Flood and Water Management Act 2010 was implemented, responsibility for regulating activities (issuing consents; and undertaking enforcement action) on 'ordinary watercourses' in most areas of England and Wales transferred from the Environment Agency to local flood authorities, for example, Unitary Authorities, or Internal Drainage Districts (IDDs). Please refer to the relevant organisation for consent applications.

## **Fish Stocking**

Our consent is needed before any fish can be introduced or removed from a watercourse or fishery. This applies to all waters, both public and private. The only exceptions are fish farms and domestic waters (e.g. garden ponds) which are less than one acre in area and which are not fished. Here you can find out about online methods of fish movement consenting [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

## **Discharge (of Effluent) to ground or surface waters**

You will need to apply for a Permit, or Exemption, if you wish to discharge anything apart from uncontaminated surface water to a watercourse/ditch. You may also need to apply for a Permit from our National Permitting Team to allow certain discharges into ground. You must obtain any necessary Permit prior to works starting on site. The Welsh Government has also advised that all septic tanks and small sewage treatment plant discharges in Wales will need to be registered. More information, including a step by step guide to registering, is available on our website [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

## **Environmental Permits (EPs) (formerly Waste Management Licences + Pollution Prevention Control Permits)**

Waste arising from development, must be handled in accordance with relevant environmental permitting legislation. Waste must be minimised and options for reuse or recycling should be investigated before it is sent for disposal. Importation of waste material onto site (e.g. hardcore for construction) will require a waste authorisation, which may be an EP; although in most cases will be the registration of an exemption from the need for an EP. If the purpose of development is to create a waste management facility (e.g. landfill, incinerator, transfer/recycling centre, scrapyards, contaminated land remediation, anaerobic digestion or composting plant), some form of waste management authorisation will be required, in the form of an EP (previously WMLs or PPC Permits). For further information contact us on Tel. 0300 065 3000 - this is the general enquiries line for the Customer Services Centre or visit our web site at [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

## **Environmental Permitted Sites**

Under the Environmental Permitting (England and Wales) Regulations 2010 permitted sites should not cause harm to human health or pollution of the environment and any emissions should meet regulatory requirements and technical standards. The operator is required to have appropriate measures in place at the site to prevent pollution to the environment, harm to human health the quality of the environment, detriment to the surrounding amenity, offence to a human sense or damage to material property.

## **Other EPs may also be required**

For example, to abstract surface or groundwater, to impound water bodies, and for Industrial and Intensive Pig & Poultry (formerly Integrated & Pollution Prevention Control Permits). Contact us on Tel. 0300 065 3000 - this is the general enquiries line for the Customer Services Centre. To apply for an EP please view our website at: [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

## **Further Information**

Information on protecting and enhancing the environment, and the location of features such as Source Protection Zones, can be obtained from our website: [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

### ***Pollution Prevention Guidance Notes (PPG's) are available on the following topics:***

<i>PPG01 General guide to the prevention of water pollution</i>	<i>PPG18 Control of spillages and fire fighting run-off</i>
<i>PPG02 Above ground oil storage tanks</i>	<i>PPG20 Dewatering underground ducts and chambers</i>
<i>PPG03 The use and design of oil separators</i>	<i>PPG21 Pollution incident response planning</i>
<i>PPG04 Disposal of sewage where no mains drainage available</i>	<i>PPG22 Dealing with spillages on highways</i>
<i>PPG05 Works in, near or liable to effect watercourses</i>	<i>PPG26 Storage and handling of drums &amp; immediate bulk containers</i>
<i>PPG06 Working at construction and demolition sites</i>	<i>PPG27 Installation, decommissioning and removal of underground storage tanks</i>
<i>PPG07 Refuelling facilities</i>	<i>PPG28 Controlled Burn</i>
<i>PPG08 Storage and disposal of used oils</i>	
<i>PPG13 High pressure water and steam cleaners</i>	

## **Natural Resources Wales / Cyfoeth Naturiol Cymru**

Rivers House, St Mellons Business Park, Fortran Road, Cardiff, CF3 0EY

Customer Services Centre telephone line: 0300 065 3000

Email: [planning@naturalresourceswales.gov.uk](mailto:planning@naturalresourceswales.gov.uk) / [cynllunio@cyfoethnaturiolcymru.gov.uk](mailto:cynllunio@cyfoethnaturiolcymru.gov.uk)

Website: [www.naturalresourceswales.gov.uk](http://www.naturalresourceswales.gov.uk) / [www.cyfoethnaturiolcymru.gov.uk](http://www.cyfoethnaturiolcymru.gov.uk)

Our ref: A49571/JBHD/JB

ARCHAEOLOGICAL PLANNING

Head of Planning and Transportation  
Vale of Glamorgan Council  
Dock Office  
Barry Docks  
Barry  
CF63 4RT

GLAMORGAN  
GWENT  
ARCHAEOLOGICAL  
TRUST LTD

5th August 2014

FAO: Mrs Y J Prichard

Dear Sir

**Re: Construction of one detached 3 bed dwelling and garage:**

**West of Primrose Cottage, Penllyn, Cowbridge**

**Pl. App. No: 2014/00840/Ful**

Thank you for notifying us of this application. We have consulted the detailed information contained on your website.

The proposed development lies to the west side of the main thoroughfare through the village of Penllyn and is near to the crossing point of east west and north south routes at the heart of the original settlement. Buildings of note in the settlement have been identified in the Historic Environment Record as being of post medieval date. There are also stray finds from the Roman period noted in the area. There are no previously recorded archaeological features present within the application area, and we consider it unlikely that significant archaeological remains will be uncovered during the groundwork. Therefore, it is our opinion that the works are unlikely to cause an adverse impact to the historic environment and therefore no archaeological mitigation is required.

However, it should be noted that our current knowledge of the archaeological resource in this area is incomplete and significant remains may still be disturbed during the course of the work. If this should occur, please contact the Trust for further guidance.

In summary, as the archaeological advisers to your Members, we have no objection to the positive determination of this application.

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully

J Bailey

Janet Bailey  
Archaeological Planning Officer

Curatorial  
Division



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