

2 Falcon Grove,
Penarth,
Vale of Glamorgan,
CF64 5FB

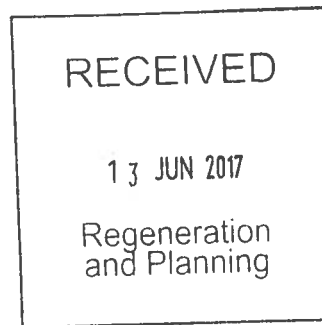
12th June 2016

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ACTION BY:
NO:
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The Vale of Glamorgan Council,
Dock Office,
Barry Docks,
Barry,
Vale of Glamorgan,
CF63 4RT

Your Ref P/DC/YP/2016/01441/FUL

Attn Mrs Y.J. Pritchard



Dear Mrs Pritchard,

Town and Country Planning Act.1990 (as amended). Application No 2016/01441/FUL

Location: Cosmeston Lakes, Cosmeston Country Park. Lavernock Road, Penarth.

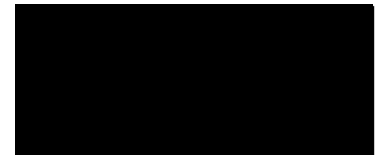
Proposal: A new wakeboarding sporting facility at Cosmeston Lakes Country Park. New installation of electric wakeboarding system equipment and a mechanical store. New installation of male changing facilities and the wake park reception. Conversion of Parks store room to house female changing area located at Cosmeston visitors centre.

Please find enclosed our 2 page Comments/Objections to the above planning application.

Thank you for the opportunity to register these due the proximity to our property.

Yours sincerely,

The Revd Anthony H Stevens, MTh(Wales) FICE FIStructE



The Revd Susan A Stevens, BEd(Lond) MA(Wales), MBACP



Town and Country Planning Act.1990 (as amended)

Application No 2016/01441/FUL

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Proposal: A new wakeboarding sporting facility at Cosmeston Lakes Country Park. New installation of electric wakeboarding system equipment and a mechanical store. New installation of male changing facilities and the wake park reception. Conversion of Parks store room to house female changing area located at Cosmeston visitors centre.

Statement 12th June 2017

Thank you for the opportunity to provide comments as a neighbour.

We have been the owners of 2 Falcon Grove, Penarth. Vale of Glamorgan CF64 5FB since September 1985.

We object to the above development on the following grounds.

Environmental

The siting of the wakeboarding facility is immediately adjacent to the Conservation Lake/Area at the park. Movement/noise pollution is likely to have detrimental effect on the wildlife and wild fowl of both the conservation area and the main lake. Over the years this lake has become increasingly popular as a natural habitat for wildfowl and this may put this at risk.

The siting of the facility will provide a natural barrier to the constant movement of wild birds under the bridge to and from the conservation lake to the main lake, the site buoyage forming a natural barrier, together with noise and movement generated from the facility.

The south Pylon/pontoon area destroys a natural quiet area for visitors with views of the lake and frequented by much wildlife including many squirrels and wildfowl.

Potential wave damage to the banking of the lake both from the wave board and the outboard powered maintenance boat.

The potential environmental damage generally for the use of a petrol outboard powered maintenance boat.

The use of Green Painted Shipping containers for buildings is totally out of keeping both adjacent to what is used as the main access to the lakes, and on the banks of the main lake adjacent to the Conservation area.

It is possible that the masts may be visible for elevated areas around the lakes.

No indication is given as to where the large, substantial floating cable park features will be moored or stored.

No account is taken of a spectator viewing area, even though this appears to be part of the policy of the development to improve visitor numbers to the country park. If a spectator area is anticipated this should form part of the application so that the full environmental impact/damage can be seen. Any spectator area will again make a substantial impact, bearing in mind the location selected for the wakeboarding facility.

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Safety

Swimming was stopped in the Lakes some years ago, following deaths and injuries. In the early days when this was allowed it was a common occurrence to hear ambulance sirens entering the country. Park.

It was our understanding that this was due to the problems of the lake with its substantial and varying depths, together with disused machinery from the quarry. This causing unpredictable undercurrents and significant changes in water temperature. This risk has not changed and the provision of this facility goes against this prohibition and may encourage others to swim elsewhere in the Lakes or trying to gain access to the facility or floating pontoons.

The facility is adjacent to the bridge which was the main area of problems in the past, which led the Vale of Glamorgan council to erect the barriers on the bridge to try and prevent jumping or diving from the bridge.

The facility and its moored pontoon features may form a real temptation for trespass, particularly out of hours which will prove an even higher risk.

There is the constant problem of Leptospirosis or in its severe form, Weils disease in lakes of this kind. This does not appear to be mentioned as part of the risk to users.

Transport

Little emphasis is placed on the impact of extra vehicles that this facility will generate with an assessment only of the users of the facility. It is a stated aim of providing this facility to increase the use of the park and as this will be the only facility in South East Wales there could be substantial extra visitors above the projected users only.

Traffic levels on Lavernock Road have increased dramatically in recent years and it is currently not unusual for queues of traffic at peak times, extending from the entrance to Cosmeston Lakes to beyond the Golf Club.

With Substantial Planning applications for development already approved by the Vale Council in Sully this congestion will increase dramatically even farther in the next few years. This is of course without the impact of the Development Plan proposals adjoining Lavernock Road, the development proposals in Dinas Powys and the Vale Council discussions on a Park and Ride at the lakes themselves. The latter discussions would also substantially affect the Parking available at Cosmeston Lakes.

This development should not be allowed without a full assessment of Visitors numbers and the total impact of other approvals or proposals for the whole area, that will affect traffic numbers.

**The Revd Anthony H Stevens MTh (Wales) FICE FStructE
Chartered Civil and Structural Engineer**

The Revd Susan A Stevens BEd (Lond), MA(Wales), MBACP

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