



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: **CAS-36669-D1B3**
Eich cyf/Your ref: **2017/00715/FUL**

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FAO: Ian Robinson

The Vale of Glamorgan Council
Development Control
Docks Office
Subway Road
Barry
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4 August 2017

Annwyl Syr/Madam / Dear Sir/Madam,

CONSTRUCTION OF NEW MULTI-USE COMMUNITY BUILDING WITH ASSOCIATED SITE WORKS. NEW BUILDING TO INCORPORATE; (D2) GYMNASIUM AND CLASSROOMS AS WELL AS (A3) RESTAURANT AT BARRY COMMUNITY WATER ACTIVITY CENTRE, POWELL DUFFRYN WAY, BARRY.

Thank you for consulting us on the above application, which we received on the 31 July 2017.

We have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirements. We would object if the scheme does not meet these requirements.

Requirement: A Flood Consequences Assessment (FCA) is required to demonstrate the risks and consequences of flooding can be managed to an acceptable level in accordance with TAN15.

The application site lies entirely within Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map information, which is updated on a quarterly basis, confirms the site to be within the 0.1% (1 in 1000 year) annual probability tidal flood outlines.

The information submitted in support of the application does not contain any predicted flood levels to determine if the development is compliant with TAN 15. Without this information we are unable to determine the flood risk posed to the property and its occupants and the potential implications for the Emergency Services should evacuation be required during a flood event. We advise that the applicant demonstrate, through submission of a FCA, that the consequences of flooding can be managed over the lifetime of the development.

The purpose of the FCA is to ensure that all parties are aware of the risks to and from the development, and ensure that if practicable, appropriate controls can be incorporated in a planning permission to manage the risks and consequences of flooding. If a FCA is not submitted or any subsequent FCA fails to demonstrate that the consequences of flooding can be acceptably managed over the lifetime of the development, then the application should be refused in accordance with the requirements of TAN15.

Please note, if no updated FCA is submitted or any FCA that is submitted fails to demonstrate the risks and consequences of flooding can be managed in accordance with TAN15, we are likely to object to the application.

Further Advice to Applicant

We note that a Flood Consequences Assessment has been submitted for a site adjacent to the proposed development (LPA reference 2017/00025/FUL). We confirm that there has been no update in our models and subsequent data at this location.

Should you have any queries in relation to our advice on the scope of the FCA, please contact me via 03000 653091 or email (see above address).

Foul Drainage

With respect to the discharge of effluent to ground or surface water, the Applicant will need to apply for an environmental permit or register an exemption with us. The Applicant must obtain any necessary permit or exemption prior to commencement of work on site. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria is met.

Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to [Pollution Prevention Guideline 4](#) which provides further information.

Other Matters

We recommend you consider the future insurability of this development now. Although we have no involvement in this matter we would advise you to review the Association of British Insurers published a paper, 'Climate Adaptation: Guidance on Insurance Issues for New Developments', to help you ensure any properties are as flood proof as possible and insurable. The paper can be found via

<http://www.abi.org.uk/content/contentfilemanager.aspx?contentid=24988>

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

If you have any further queries, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall

Ymgynghorydd Cynllunio Datblygu/ Development Planning Advisor
Cyfoeth Naturiol Cymru / Natural Resources Wales