



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: **CAS-36455-H9S6**
Eich cyf/Your ref: **2017/00724/RES**

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The Vale of Glamorgan Council
Development Control
Docks Office
Subway Road
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27 July 2017

Annwyl Syr/Madam / Dear Sir/Madam,

APPROVAL OF ALL RESERVED MATTERS ON OUTLINE CONSENT 2014/00282/OUT AT LAND AT CAERLEON ROAD, DINAS POWYS.

Thank you for consulting us on the above application, which we received on the 24 July 2017. We do not object to the application as submitted. We have reviewed the submitted documents and have the following comments to make.

Flood Risk

We note the application site lies partially within Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). The Environment Agency Flood Map, which is updated on a quarterly basis, confirms the site to be within the 1% (1 in 100 year) and 0.1% (1 in 1000 year) annual probability fluvial flood outlines of the East Brook, a designated main river.

We have reviewed the site layout plan submitted in support of this application and note that all built development continues to be located outside the flood outlines. We therefore we consider the risks and consequences are acceptable in this instance.

Other Matters

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