

King, Vicky

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 03 February 2021 09:16
To: Planning
Subject: 2020/01170/OUT - Land at Upper Cosmeston Farm (Major) NRW:01163717

Dear Robert,

Thank you for referring us to the Flood Consequences Assessment/Drainage Strategy and Extended Phase 1 Habitat Assessment 2016.

The planning application was supported by more recent, up to date ecological survey information.

Therefore, our ecological advice in our letter of 25/11/2021 remains the same.

The small part of the proposed development site lies within Zone B of the Development Advice Maps (DAM) contained in Technical Advice Note 15 Development and Flood Risk (July 2004). We do not hold relevant flood risk information for this site and our floodplain maps show that the site is not within a fluvial or tidal floodplain.

The acceptability criteria for development in Zone B, at section 9 of TAN15, include no increase in flooding elsewhere to occur as a result of the development. Therefore, we advise that surface water requirements should be assessed. It is for the Lead Local Flood Authority, the Vale of Glamorgan County Council in this case, to comment on the suitability of these proposals. We advise consultation with them for advice on the surface water flood risk.

With regards to Land Contamination our advice relates to potential impacts on controlled waters. A controlled waters risk assessment (Report ref: ESP.7061b.3215 rev1 prepared by Earth Science Partnership) was submitted in support of planning application ref: 2020/01170/OUT. We reviewed this report and our advice is as set out in our letter of 25/11/20 (ref: CAS-128917-M8D1). In terms of risks to controlled waters from historic contamination, we did not have significant concerns with the conclusions of the report but did have concerns regarding unidentified areas of contamination at the site. We also had concerns regarding increased potential for pollution of controlled waters from inappropriate methods of piling and from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins. Therefore, we required planning conditions which provide control over any risks related to the aforementioned concerns.

I trust the above is helpful, however, if you have any queries please do not hesitate to contact me.

Kind Regards
Claire McCorkindale

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.