

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

Cardiff City Council,  
Development Control,  
County Hall,  
Atlantic Wharf,  
Cardiff.

ebost/email:  
southeastplanning@cyfoethnaturiolcymru.gov.uk

18/04/2023

Annwyl Syr/Madam / Dear Sir/Madam,

**BWRIAD / PROPOSAL: HIGHWAY AND BRIDGE WORKS NECESSARY TO IMPLEMENT PROPOSED HYBRID SCHEME FOR UP TO 250 DWELLINGS AND ASSOCIATED HIGHWAY AND BRIDGE WORKS**

**LLEOLIAD / LOCATION: LECKWITH QUAYS**

Thank you for re-consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above application, which we received on 22 March 2023.

**We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek a revised drawing “Leckwith Quay Bridge General Arrangement, Drawing 70053561-002 P04 by WSP” from the applicant in relation to European Protected Species (EPS). Further details are provided below.**

**We also advise that based on the information submitted to date, conditions regarding EPS, Invasive Species, Pollution Prevention and Land Contamination, should be attached to any planning permission granted. Without the inclusion of these conditions, we would object to this planning application.**

**European Protected Species (EPS)**

We have considered the following updated documents:

- Leckwith Quay Cardiff, Ecological Assessment, Version 6.1, Dated November 2022 by David Clements Ecology
- Updated Landscape Strategy - including drawings JSL4323-RPS-XX-EX-DR-L-9001 Rev P03 (GA Layout), and JSL4323-RPS-XX-EX-DR-L-9007 Rev P03
- Leckwith Quay Bridge General Arrangement, Drawing 70053561-002 P04 by WSP

We note the note the updated *Leckwith quay bridge general arrangement* drawing has been amended to show the soffit level 8.73mAOD as we recommended in relation to flood risk concerns. However, the revised plan does not demonstrate features to allow safe

passage for otter under the bridge at times of high water level. As such, the drawing does not address this element of the advice we raised regarding otter and we consider that it would not be appropriate to condition the plan without the inclusion of the otter passages.

We therefore advise that an amended *Leckwith quay bridge general arrangement* drawing be submitted showing the otter passages. Further to this we note the need to reword the Otter Conservation Plan condition to remove the criteria for features to ensure otter will be able to pass under the bridge safely.

We advise that the drawing should be amended to detail safe otter passage during high flows, to ensure the design suitably incorporates requirements of otter whilst maintaining and meeting all the other design parameters. This will enable us to clarify otter ledges now, rather than waiting until condition discharge when introducing otter ledges might impact the bridge conveyance capacity.

We advise the LPA/applicant that otter passage should provide otter ledges to pass under the bridge above the flood level of a 1 in 100 year flood event plus climate change (normally minimum 150mm above flood level). We would advise ledges are 600mm wide, and 600mm below the bridge soffit. The ledges need to be connected to the dry river bank on both sides (including during flood conditions). We note the square culverts within the bridge abutments and seek clarification regarding their purpose and if they can be used by otter during lower flow levels.

The amendments to the landscape scheme and ecological assessment are noted but these do not alter our previous position. We maintain our advice regarding the conditions previously requested (Otter Conservation Plan, Bat Conservation Plan and Lighting Plan) in relation to the EPS and advise these are attached to any permission your authority is minded to grant.

### **Flood Risk**

We note a revised Flood Consequences Assessment (FCA) by WSP, reference 7005-3561-C-RP-0003-07-FCA, Rev 6, dated December 2022 has been submitted in support of the application. We also note the revised plan *70053561-002 Rev 04 Leckwith quay bridge general arrangement* which has been amended to show the soffit level 8.73mAOD (which is also in the FCA).

In view of the concerns raised above in relation to the required otter passages on the bridge, we are unable to recommend listing the revised plan under the approved plans and documents condition on the decision notice.

An amended drawing as set out above should be submitted which provides details of the otter passages in addition to the required soffit level.

If the application is to be determined without an updated drawing, we advise that a condition ensuring the Bridge's Soffit Level is attached (wording provided below) and the Otter Conservation Plan condition (remaining unchanged) is also attached. However, there would be no final general arrangement plan of the Bridge secured on the decision notice,

as drawing 70053561-002 Rev 04 Leckwith quay bridge general arrangement should NOT be listed as an approved plan on the decision notice.

**Condition: soffit level to be set at 8.73mAOD**

**Justification: to manage and reduce the risk of flooding to the proposal and elsewhere**

**Please note, our advice on A1.12 of TAN15 - flood risk elsewhere - set out in our previous letter of 8 July 2022, reference CAS-189848-W5J5 remains unchanged.**

**Our advice on the Cwm Cydfin Site of Special Scientific Interest (SSSI) and request for conditions in relation to European Protected Species, land contamination and pollution prevention remain as stated in our letter of 8 December 2020, reference CAS-129164-H9B9.**

**Other Matters**

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

**Flood Risk Activity Permit – advice for the applicant**

You will need to apply for Flood Risk Activity Permit from NRW for any works or structures and the proposed outfalls, located in, under, over or within 8 metres of the bank top of the River Taff, a designated “main river”. All Permit applications must be approved prior to the commencement of any works and due to the stand-alone nature of the legislation must be sought alongside any granted planning permission.

Please contact [DFRSouthPlanning@cyfoethnaturiolcymru.gov.uk](mailto:DFRSouthPlanning@cyfoethnaturiolcymru.gov.uk) to discuss the Flood Risk Activity Permit requirements. Please see our website for further details:  
<https://naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Mrs Claire McCorkindale**

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