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17/03/2023

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: PROPOSED NEW SPECIALISED SCHOOL AND ASSOCIATED WORKS.

LLEOLIAD / LOCATION: LAND AT LOWER COSMESTON FARM, LAVERNOCK.

Thank you for reconsulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 13 February 2023.

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the documents identified below are included in the approved plans and documents condition on the decision notice:

- Drawing YYDE-HLM-00-00-DR-L-00001 (P05) 'Ysgol Y Deri – Primary School. Site Location Plan' by HLM Architects dated 6/10/22
- Drawing 0002228379-EX-R2-270922 (R2) 'Ysgol Y Deri. External Lighting' by ZG Lighting (UK) Ltd dated 27/9/22
- Drawing YYDE-HLM-00-00-DR-L-45002 (P05) 'Ysgol Y Deri Primary School. Soft Landscape Planting Plan – Sheet 1 of 3' by HLM Architects dated 11/10/22
- Drawing YYDE-HLM-00-00-DR-L-45003 (P05) 'Ysgol Y Deri Primary School. Soft Landscape Planting Plan – Sheet 2 of 3' by HLM Architects dated 11/10/22
- Drawing YYDE-HLM-00-00-DR-L-00005 (P15) 'Ysgol Y Deri – Primary School. Proposed Site Layout – Facing Fort Road' by HLM Architects dated 09/12/22
- Drawing YYDE-HLM-00-00-DR-L-25001 (P12) 'Ysgol Y Deri Primary School. Proposed Boundary Treatments' by HLM Architects dated 09/12/22
- Drawing YYDE-HLM-00-00-DR-L-45001 (P12) 'Ysgol Y Deri – Primary School. Soft Landscape Strategy' by HLM Architects dated 09/12/22
- Drawing YYDE-HLM-00-00-DR-L-45004 (P07) 'Ysgol Y Deri Primary School. Soft Landscape Planting Plan – Sheet 3 of 3' by HLM Architects dated 09/12/22

- **'Construction Environmental Management Plan - Ysgol Y Deri Expansion', Document Reference No.: CEMP01 by ISG, dated 23 January 2023**

Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.

We also continue to have further concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following conditions to any planning permission granted:

Condition 1: European Protected Species

Condition 2: Land potentially affected by Contamination

Please note, without the inclusion of these conditions we would object to this planning application. Further details are provided below.

For our advice on European Protected Species, please refer to our letter reference CAS-206131-Y8D6, dated 31 January 2023 (attached).

Land potentially affected by Contamination

We note and have reviewed '*Phase 2 Ground Investigation Report - Ysgol Y Deri 2*', Document ref: YYDE-HYD-XX-XX-RP-G-00003 by Hydrock, dated 5 August 2021.

We note that the site is greenfield but lies approximately 110m from the historic landfill site. You may wish to consult with your LPA Environmental Health department with regard to this aspect. However, in order to ensure that any unsuspected contamination uncovered during the construction of the proposed development is mitigated for, we continue to advise the following condition is attached to any planning permission be granted.

Condition 2: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks. A site investigation may not uncover all instances of contamination and this condition ensures that contamination encountered during the development phase is dealt with appropriately.

Pollution Prevention

In our letter reference CAS-201961-J1S4, dated 24 November 2022 we note the site's proximity to a local surface water drain. We advised on a condition for a Construction Environmental Management Plan to be submitted to and approved in writing by the Local Planning Authority is attached to any planning permission.

We note the following Construction Environmental Management Plan submitted in support of the proposal:

- '*Construction Environmental Management Plan - Ysgol Y Deri Expansion*', Document Reference No.: CEMP01 by ISG, dated 23 January 2023 (CEMP)

We advise the CEMP incorporates the necessary management measures for the protection of the environment during the construction phase of the proposal.

Condition

Whilst we have concerns with the application as submitted, we are satisfied that these concerns can be overcome by inclusion of the document above in the approved plans and documents condition on the decision notice.

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.

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

Yn gywir / Yours faithfully

Kate Glover

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