

Ein cyf/Our ref: CAS-254481-D6L4
Eich cyf/Your ref: 2024/00329/FUL

The Vale of Glamorgan Council
Docks Office
Barry Docks
Barry
CF63 4RT

Dyddiad/Date: 22 May 2024

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: DEVELOPMENT AT LAND TO THE SOUTH OF BLACKTON LANE AND WEST OF PORT ROAD FOR A NEW ADVANCED TECHNOLOGY CENTRE FOR CARDIFF AND VALE COLLEGE INCLUDING LANDSCAPING, RELATED INFRASTRUCTURE AND ENGINEERING WORKS

LLEOLIAD/LOCATION: DEVELOPMENT AT LAND TO THE SOUTH OF BLACKTON LANE AND WEST OF PORT ROAD, RHOOSE.

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 24 April 2024. **We have/continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition(s) to any planning permission granted:**

Condition: Construction Environmental Management Plan

Air Quality

We note that Barry Woodlands Site of Special Scientific Interest (SSSI) is less than 1km from the proposed development. As noted in the submitted Ecological Appraisal prepared by EDP dated January 2024, *“there is the potential for indirect associated effects to arise during the construction and operational phases of development, following an increase in traffic levels and harmful emissions (NOx and NH3) to the atmosphere.”*

We advised in our statutory pre-application response that that further information on the potential indirect effects on the Barry Woodland SSSI resulting from the construction and operational phases of the development in relation to air quality should be provided. The applicant has responded and addressed our concerns within the Pre Application Consultation Report (PAC) prepared by Lichfield.uk, dated April 2024. Therefore we have no further comments regarding air quality.

Condition: Construction Environmental Management Plan

Due to the location, appropriate pollution prevention measures should be employed during

construction. Therefore, the following condition should be included on any planning permission your authority is minded to grant.

Condition

No development or phase of development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Advice - Protected Species

We note the intention for new tree, hedgerow, and shrub planting to compensate for habitat loss/degradation. Maintenance will be achieved through long-term management. We recommend that prior to submitting any planning application you contact the local authority's ecologist to establish the need for, and if appropriate, the scope of any further ecological information/surveys that would need to be submitted to support the application.

We advise that surveys for protected species should be undertaken by suitably qualified, experienced and where necessary, licensed surveyors in accordance with published guidance, where this exists, and best practice.

Further advisory

The proposed development site falls within the 2km buffer zone of the Vale of Glamorgan Arable Farms zone, an aspect overlooked in the initial assessment. This area could contain Section 42 species and other significant arable plant species. We advise consultation with the local authority ecologist for the need for any further information on this matter.

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

R Isaac

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

E-bost/E-mail: swplanning@cyfoethnaturiolcymru.gov.uk

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.