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26/07/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: Hybrid planning application for residential development for up to 250 dwellings (submitted in OUTLINE), associated highway and bridge improvement / realignment works (submitted in FULL). Development involves the demolition of all buildings on site and of the existing B4267 Leckwith Road Bridge

LLEOLIAD / LOCATION: LECKWITH QUAYS

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 7 July 2021.

We continue to 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 further information from the applicant regarding flood risk and European Protected Species (EPS). If this information is not provided, we would object to this planning application. Further details are provided below.

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

Further details are provided below

European Protected Species (EPS)- Additional survey to assess impacts upon bat roosts within trees on site

We have reviewed the following new information submitted in support of this application:

- Leckwith Yard, Cardiff, Ecological Assessment, V4.1, Dated July 2021, by David Clements Ecology (DCE).

In our previous responses to this application, we advised that additional bat surveys of trees with moderate potential to support roosting bats were required and that the surveys should consist of a climbing inspection and/or a dusk emergence/dawn re-entry observation, carried out in accordance with published guidelines ('Bats Surveys for Professional Ecologists; Good Practice Guidelines' 3rd edition 2016).

We note from the above report that an aerial inspection for bats, and signs of bat use, were undertaken on four of these trees, whilst the other three were considered unsafe to climb.

The DCE Environmental Assessment, V4.1, July 2021, states that three of the trees on site with moderate potential to support bats were not subject to an aerial climbing inspection of potential roost features (T32, T38, T43). A single tree, T5, was subject to aerial inspection but full inspection of potential roost features was not completed due to presence of slugs in the feature, this tree was still considered to have moderate potential.

We continue to require emergence surveys of the trees for which the applicant was not able to complete a full aerial inspection.

We recognise there are constraints in undertaking an emergence survey of these trees, because they are within woodland where night-time visibility is poor. However, we continue to advise that they are undertaken. If feasible we advise the use of appropriate technology to assist with visibility. Such technologies could include night vision, thermal or very-high ISO cameras. These surveys are required to enable us and the Local Planning Authority to determine whether the scheme will be detrimental to the maintenance of the favourable conservation status of bats, European Protected Species.

If the above surveys identify any bat roosts the impacts upon these roosts should be detailed with an indication of how these impacts will be mitigated and/or compensated.

Please note that we may wish to add further conditions relating to bats on receipt of the above information-

Flood Risk

Due to the complex nature of the risk and consequences of flooding associated with the proposed development, we undertook a review of the hydraulic modelling information to ensure that it is fit to inform the Flood Consequences Assessment (FCA) required under Technical Advice Note 15: Development and Flood Risk. As you are aware, our review of the modelling, dated 11 March 2021, identified a number of issues with the model and we advised it could not be relied upon to support the submitted FCA.

In our response dated 26 May 2021, reference CAS-148260-N3S7 we advised that the model needed to be updated to address the recommendations raised in our review.

Following a meeting with the applicant and their consultants on 15 June 2021 to discuss the content of our letter dated 26 May 2021 our advice to your Authority remains that until the model has been updated, and we are can confirm it is fit to inform the FCA, we are unable to advise on the acceptability of flooding consequences in accordance with TAN15 criteria.

A summary of the information required to enable us to continue with the model review, as discussed at the meeting is as follows:

- Updated drawing which includes all required elevations and dimensions (In relation to drawing 70053561-002 (Rev P02))
- Confirmation that the river bed profile will not be changed as part of the construction of the new bridge, if the channel profile will change this will need to be included in the model.
- The blockage scenarios must be modelled with the model and results supplied.
- The proposed bridge and culvert must be accurately represented in the model, this includes correctly representing any losses associated with the inlet, outlet and bends.
- An updated version of the model addressing our initial model review and the points raised in the meeting.
- An updated FCA based on the updated version of the model.

When the model review has been completed and the model deemed acceptable to inform the FCA we will then be able to provide a response to your Authority on the acceptability of flood risks and consequences in line with the requirements of TAN15.

Please inform us, in accordance with paragraph 11.7 of TAN15, if you are minded to grant permission for the above application contrary to our advice.

Our advice on the Cwm Cydfin Site of Special Scientific Interest (SSSI) and request for the following conditions:

- **Condition 1: Bat Conservation Plan**
- **Conditions 2: Otter Conservation Plan**
- **Conditions 3 Lighting Strategy**
- **Conditions 4: Construction Environmental Management Plan**
- **Condition 5: Biosecurity Risk Assessment**
- **Conditions 6-10: Land Contamination**

remain as stated in our letter of 8 December 2020, reference CAS-129806-T4T9.

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

Mrs Claire McCorkindale

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