

Llanmaes Flood Alleviation Scheme

Pre-Application Consultation Report
(PAC Report)

Vale of Glamorgan Council (VoGC)

Project reference: 60160078

002

8 July 2021

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
Issue 1	12/07/2021	Original issue	RM	Rhys Mander	Regional Director
Issue 2	16/07/2021	VoGC comments	RM	Rhys Mander	Regional Director

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1. Introduction

Background

This Pre-Application Consultation Report (PAC Report) has been prepared by AECOM, acting as agent on behalf of Vale of Glamorgan Council Environmental Services (“the applicant”). The report relates to an application for full planning permission to construct a new flood alleviation development, called the Llanmaes Flood Alleviation Scheme, at Llanmaes Village in the Vale of Glamorgan.

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (“the 2016 Order”) sets out the requirements for pre-application consultations in respect of planning applications for ‘major’ development.

Major development is defined in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), as follows:

“major development” means development involving any one or more of the following:

- a) *the winning and working of minerals or the use of land for mineral-working deposits;*
- b) *waste development;*
- c) *the provision of dwelling houses where:*
 - i. *the number of dwelling houses to be provided is 10 or more; or*
 - ii. *the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);*
- d) *the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or*
- e) *development carried out on a site having an area of 1 hectare or more.*

In line with the above criteria (specifically (e)), the application is categorised as ‘major development’ and therefore the development proposals are accompanied by this Pre-Application Consultation Report (PAC) as required by Article 2F(1) of the 2016 Amendment Order.

Report Structure

The remainder of this report is structured as follows:

- Section 2: Outlines the background of the proposals
- Section 3: Sets out the statutory requirement of the PAC report
- Section 4: Provides a summary of responses and outlines how these have been addressed
- Section 5: Provides a summary and conclusions.

2. Background

Proposed Development

The planning application seeks full planning permission for the following proposed development (refer to Figure 1 below):

1. Four upstream flood storage areas including a series of bunds to retain the surface water run-off
2. A series of ditches and swales to manage surface water flows, including check dams for storage, outfalling to Llanmaes Brook
3. Agricultural crossings to provide access to fields across the new ditches and swales
4. Road re-profiling along West Road to the Village Green
5. Road re-profiling along West Road from Tyle House Close to Franklin Court
6. Road re-profiling and raised road junction at the entrance to Tyle House Close
7. Road re-profiling and raised road junction across Gadlys Lane (Village Green Road) and West Road junction
8. Road re-profiling and raised road junction at Low Road and West Road junction
9. General resurfacing works within Gadlys Lane (Village Green Road), West Road and Sigingstone Lane
10. Kerb re-profiling and footway renewal along the southern side of West Road
11. Re-profiling of the grass area within the Village Green and re-profiling of Gadlys Lane (Village Green Road), north of The Croft
12. Two swales connecting West Road and Gadlys Lane (Village Green Road) to the Village Green watercourse
13. Upgrading and installing a new drainage system on West Road, downstream of the Village Green until the southern end of the village

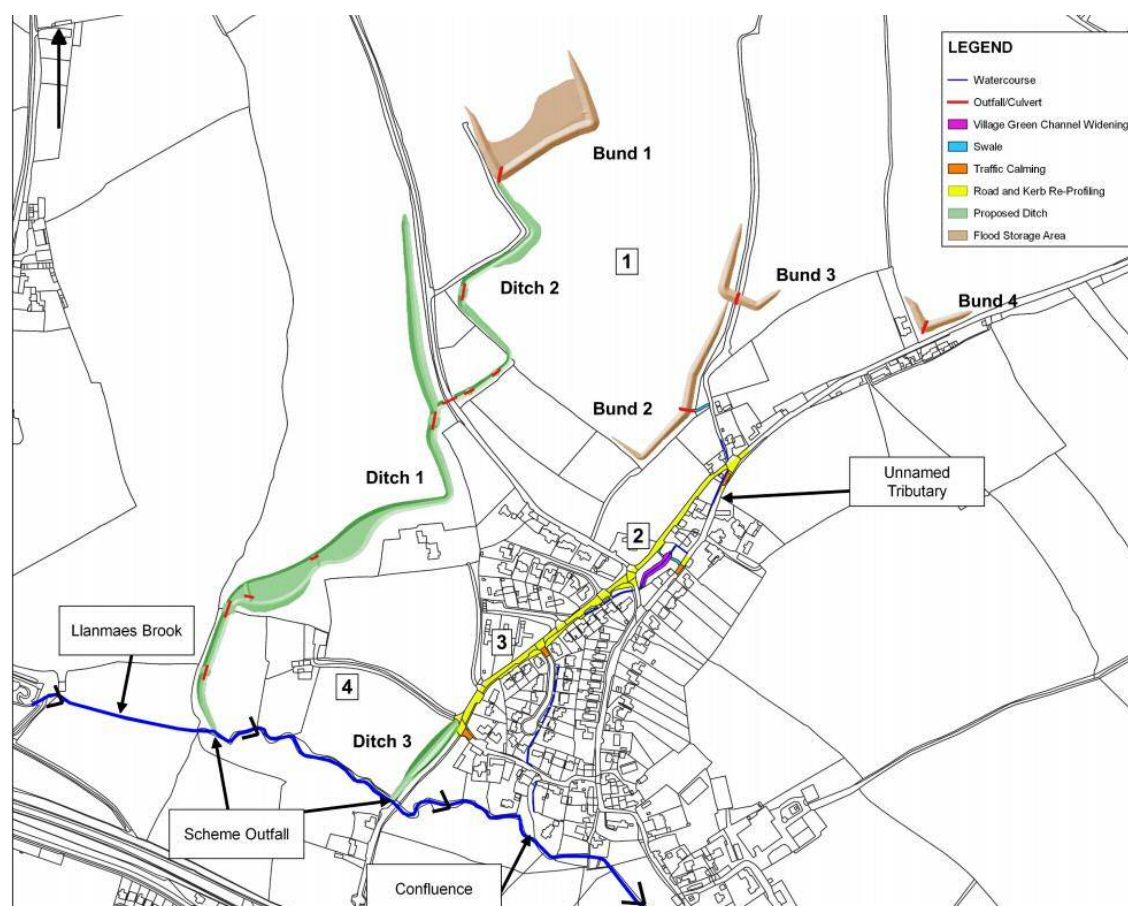


Figure 1: Proposed Development Plan

The PAC Consultation Package

Article 2C of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 requires the draft planning application to be made available for a 28-day consultation period. The documentation should include:

- All information that would be required to be submitted as part of a formal planning application. This includes all the information on the relevant planning application form, except the ownership certificates;
- A plan which identifies the land to which the proposed application relates;
- Any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;
- In a case to which article 7 applies, the design and access statement; and
- Any information that would be needed in order to comply with any local validation requirements of the relevant local planning authority

In line with above guidance, the following draft applications documents were made available to the public from the 23rd of April 2021:

- Draft Application Form
- Design and Access General Overview Plans

- Flood Consequences Assessment, Hydraulic Modelling Report and Safety in Design Risk Assessment
- Drainage Strategy
- Ground Investigation Report
- Ecological Preliminary Appraisal Report
- Drawings:
 - 60160078-ACM-SHT-30-0100-CT-0101 to 0108: General Arrangement Plan, 8 Sheets
 - 60160078-ACM-SHT-30-0200-CT-0201 to 0208: Site Clearance Plan, 8 Sheets
 - 60160078-ACM-SHT-30-0500-CT-0501 to 0508: Drainage Network Plan 8 Sheets
 - 60160078-ACM-SHT-30-0700-CT-0702: Pavement Layout Sheet 2 of 8
 - 60160078-ACM-SHT-30-0700-CT-0704: Pavement Layout Sheet 4 of 8
 - 60160078-ACM-SHT-30-0700-CT-0705: Pavement Layout Sheet 5 of 8
 - 60160078-ACM-SHT-30-0700-CT-0706: Pavement Layout Sheet 6 of 8
 - 60160078-ACM-SHT-30-01100-CT-1102: Kerbs Layout Sheet 2 of 8
 - 60160078-ACM-SHT-30-01100-CT-1102: Kerbs Layout Sheet 6 of 8
 - 60160078-ACM-SHT-30-0120-CT-0120: Sections Reference Plan Sheet 1 of 1
 - 60160078-ACM-SHT-30-0120-CT-0121 to 0128: Typical Cross Section 8 Sheets
 - 60160078-ACM-SHT-30-0150-CT-0151: Bund 1 Cross sections Sheet 1 of 3
 - 60160078-ACM-SHT-30-0150-CT-0152: Bund 1 Cross sections Sheet 2 of 3
 - 60160078-ACM-SHT-30-0150-CT-0153: Bund 1 Cross sections Sheet 3 of 3
 - 60160078-ACM-SHT-30-0150-CT-0154 to 0158: Bund 2 Cross sections 5 Sheets
 - 60160078-ACM-SHT-30-0150-CT-0159 to 0162: Bund 3 Cross sections 4 Sheets
 - 60160078-ACM-SHT-30-0150-CT-0163 to 0165: Bund 4 Cross sections 3 Sheets
 - 60160078-ACM-SHT-30-0166-CT-0154 to 0180: Ditch 1 Cross sections 15 Sheets
 - 60160078-ACM-SHT-30-0166-CT-0181 to 0186: Ditch 2 Cross sections 6 Sheets
 - 60160078-ACM-SHT-30-0166-CT-0187 to 0188: Ditch 3 Cross sections 2 Sheets
 - 60160078-ACM-SHT-30-0166-CT-0187 to 0188: Ditch 3 Cross sections 2 Sheets

- 60160078-ACM-SHT-30-0150-CT-0189 to 0192: Overspill B1 Cross sections 4 Sheets
- 60160078-ACM-SHT-30-0150-CT-0193 to 0194: Overspill B2 Cross sections 4 Sheets
- 60160078-ACM-SHT-30-0150-CT-0195: Greystone House access Cross sections
- 60160078-ACM-SHT-30-0150-CT-0196: Rectory House access Cross sections
- 60160078-ACM-SHT-30-0150-CT-0197: Sigingstone Lane Junction Cross sections
- 60160078-ACM-SHT-30-0150-CT-0198: Southern Farm access north junction Cross sections
- 60160078-ACM-SHT-30-0150-CT-0199: Tyle House close south junction Cross sections
- 60160078-ACM-SHT-30-0150-CT-0200: West Acre junction Cross sections
- 60160078-ACM-SHT-30-0150-CT-0201: Southern Junction Longitudinal sections
- 60160078-ACM-SHT-30-0150-CT-0202: Middle Junction Longitudinal sections
- 60160078-ACM-SHT-30-0150-CT-0203: Northern Junction Longitudinal sections
- 60160078-ACM-SHT-30-0150-CT-0204: Village Green North Junction Longitudinal sections
- 60160078-ACM-SHT-30-0150-CT-0001 to 0005: Longitudinal sections 5 Sheets

Article 1 of the 2016 Order indicates that in regards to publicity: *“developers are encouraged to use web based material when such technology is available”*. As such, the relevant information listed above was made available to view on the following website:

[Home | Vale of Glamorgan Council & AECOM Ltd \(llanmaesfas.co.uk\)](http://llanmaesfas.co.uk)

Article 1 also states that: *“in cases when the developer has made the relevant information available on a website, the location for public viewing can be a library or other public building where computer facilities are made available to the general public”*. However, due to the Covid-19 pandemic, all public venues and events were not allowed and therefore no public building was made available for this consultation. Instead, AECOM and VoGC implemented targeted site visits to meet residents in an open space and answer queries in person.

3. Statutory Requirements

This PAC Report has been prepared in accordance with the Article 2F of the 2016 Order. In order to meet the statutory requirements, the following are contained within this report:

- a) copy of the site notice;
- b) a declaration that the site notice was displayed in accordance with the statutory requirements
- c) a list of the addresses of persons who were given notice of the proposed application in accordance with article and a copy of the notice given to such persons;
- d) copies of all notices given to community consultees and specialist consultees
- e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z of the 1990 Act and articles 2C and 2D(2) of the 2016 Order, including confirmation of whether the issues raised have been addressed, and, if so, how; and
- f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.

Site Notice

A copy of the site notice is attached at Appendix A. The notice was displayed in accordance with the statutory requirements: that is, in at least one place on or near the development site for no less than 28 days. The site notice was posted at 3 separate locations on the site boundary. A plan of the notice locations is provided at Appendix B.

The notice was displayed from 23rd of April 2021 until 30th May 2021

Notice to Adjoining Owners/Occupiers/Residents

Consultation letters were sent to all adjoining owners and/or occupiers to the application site as well as other nearby residents. In total, 134 letters were sent, as set out in the plan attached at Appendix C. In accordance with the Data Protection Act 1998, no addresses of private individuals have been included in this report and as such a sample copy of the letter is also attached.

Notice to Community Consultees

Copies of letters provided to the Community Council and Local Members are available in Appendix C. Those issued with a letter are set out in the schedule below:

Table 1: Community Consultees schedule

Name	Address	Date Letter Sent	Date Response Received
Llanmaes Community Council	The Clerk, 2, Alexandra House, Beach Road, Penarth, CF64 1FN	23/04/2021	21/05/2021
Ward Members	N/A	23/04/2021	Meeting held with VoGC Senior Management

Notice of Specialist Consultees

Copies of all letters provided to Specialist Consultees and other relevant departments are attached at Appendix D. Those issued with a letter are set out in the schedule below:

Table 2: Specialist Consultees schedule

Name	Address	Date Letter Sent	Date Response Received
Vale of Glamorgan Council Drainage Department	Vale of Glamorgan Council, Drainage Department, The Alps Depot, Wenvoe, CF5 6AA	23/04/2021	23/04/2021
Vale of Glamorgan Council Highways Department	Vale of Glamorgan Council, Highways Department, The Alps Depot, Wenvoe, CF5 6AA	23/04/2021	23/04/2021 & 24/06/2021
Natural Resources Wales (NRW) (as competent authority regarding Flood Risk)	Planning Consultations, Customer Service Centre, Natural Resources Wales, Cambria House, 29 Newport Road, Cardiff. CF24 0TP	26/04/2021	21/06/2021
South Wales Fire Service	Online – SWFW Headquarters	07/05/2021	None received
Welsh Ambulance Services	The Welsh Ambulance Services NHS Trust Unit 7, Ffordd Richard Davies St. Asaph Business Park, St. Asaph, Denbighshire, LL17 0LJ	07/05/2021	None received

South Wales Police	Online - Chief Inspector South Wales Police, SWP Headquarters	07/05/2021	None received
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4. Summary of Responses

Introduction

This section provides an overview of the consultation responses received from the specialist and community consultees, along with comments received from the general public and neighbouring owner/occupiers. The consultation responses from specialist and community consultees have been included at Appendix E for reference.

Specialist Consultees

Natural Resources Wales (NRW)

A notice letter was issued to NRW on 26th April 2021, and following extensive correspondence, NRW informed AECOM on 21st June 2021 that due to limited resource availability they were currently unable to provide a site-specific preliminary opinion on this proposal at the pre-application stage. NRW will conduct a review of FCA and flood modelling package once submitted to the Planning Authority as part of the full planning application.

It shall be stated that AECOM consulted with NRW since 2019 and during the design stage and NRW implemented a preliminary review to the Flood Modelling parameters as it was developed.

VoGC Highways/Drainage Department

A preliminary response was received from the highways department on 23rd April 2021 followed by a site meeting on 24th June 2021 to discuss the proposals and agree a number of minor amendments to the design. A further detailed review will be conducted on receipt of the full planning application.

Community Consultees

The community consultees consulted as part of the pre-application were Llanmaes Community Council and Local Ward Members. No direct responses were received from the Local Ward Members; however the VoGC Project Management team led these communications internally and no significant concerns were raised.

The response received from the Llanmaes Community Council was particularly positive, stating that they “fully endorse and support the proposals”. The response called for a site meeting to discuss the plans for the Village Green in more detail and VoGC and AECOM will duly arrange this when covid-19 restrictions allow for it in the short future.

Public Response

In regard to consultation with local residents, a total of 134 letters were issued to owners and occupiers adjoining the site and notices were placed around the application site advising local residents of the proposals. Furthermore, a Public Notice was made available at three locations within Llanmaes Village, utilising existing notice boards. A copy of the public notice can be found in Appendix F.

A total 8 written responses were received via email through the Llanmaes consultation website up to 30th May 2021. A summary of the responses given is provided below. Detailed responses are available in Appendix G.

No	Comments Received	Applicants response
1	The first comment expressed concern for flood levels in the locality of a property at the south end of Llanmaes Village. Concern raised about proposed modelling not eliminating existing flood water levels at the vicinity of the south end of Llanmaes Village near the Llanmaes Brook	<p>Natural Resources Wales are the lead Risk Management Authority for fluvial flood risk associated with the Llanmaes Brook, and any concerns regarding blocked culverts or siltation of the watercourse should be raised with them directly.</p> <p>Based on the detailed modelling undertaken to develop the scheme:</p> <ul style="list-style-type: none"> - The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding will be removed due to the volume of water entering the village. - At the southern end of Llanmaes, near Llanmaes Brook there is a reduction in the maximum flood depths from ~ 0.5m (present day) to ~0.3m (with scheme in place) for a large design storm event (1% AEP + 35% Climate Change). - The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective. - A conservative approach has been taken in the hydraulic model which assumes the surface water drainage network is full and the culvert at Pond Villa is not modelled because of this assumption. - The scheme reduces the overall volume of water entering Llanmaes and therefore reduces the burden on the surface water drainage network
2	This comment is a query on flood modelling for West Road, and how the proposed development manages the potential flood flows within West Road , near some bungalow residencies.	<p>The hydraulic model results show that the proposed scheme provides a reduction in maximum flood depths throughout Llanmaes for a range of storm events.</p> <ul style="list-style-type: none"> - The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding could be removed due to the large volume of water entering the village. - At the southern end of Llanmaes, along the southern east/west road, there is a reduction in the maximum flood depths from ~ 0.4m (present day) to

No	Comments Received	Applicants response
3	This comment is a query on flood modelling for West Road, at the north of Llanmaes Village. The query relates with the use of kerbs, raised table/junctions and reprofiling the road and how the designer utilised these to manage flooding within West road and Village Green road.	<p data-bbox="1205 264 2092 325">~0.2m (with scheme in place) during a large design storm event (1% AEP + 35% Climate Change).</p> <ul style="list-style-type: none"> <li data-bbox="1205 357 2007 418">- The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective. <li data-bbox="1205 450 2092 572">- Upstream storage designed as part of the scheme reduces the volume of water passing down West Road and Tyle House Close across all storm events and the road table on at the West Road junction is designed to reduce overland flow passing onto the southern east/west road. <li data-bbox="1205 604 2092 687">- Through reducing the amount of water entering the unnamed watercourse that flows through Llanmaes it is anticipated that the burden on the surface water drainage network will be reduced. <p data-bbox="1205 724 2092 815">The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches.</p> <ul style="list-style-type: none"> <li data-bbox="1205 847 2119 1066">- It is recognised that slowing the overland flow routes onto, and along, West Road may be beneficial however, it was found during the development of the scheme that reducing the overall volume of water entering Llanmaes was much more effective at reducing maximum flood levels through Llanmaes than managing the water once it had reached West Road. This is primarily because of the large volumes of water that enter the north east end of Llanmaes. <li data-bbox="1205 1098 2092 1158">- Results show that the flood storage areas provide a reduction in maximum flood depths through Llanmaes across a range of storms. <li data-bbox="1205 1190 2119 1305">- The use of road tables to manage water in West Road was weighed up between the requirements of highways management and flood risk benefits. New kerbs were introduced to reduce the volume of water escaping the West Road and thereby reducing residual risk of flooding to local properties.

No	Comments Received	Applicants response
4	<p>This comment relates with the alignment of Ditch 2 proposing an alternative to the design option.</p> <p>There concerns raised about the inconvenience for ditch 2 is causing, due to land take.</p>	<p>- Following evaluation of this option in the design stage, the existing ground levels did not allow for the alternative path for ditch 2.</p> <p>- This route would have made the scheme less efficient at removing approx. 6,000m³ of water away from Llanmaes.</p>
5	<p>This comment is an enquiry to understand further safety precautions around the attenuation storage areas.</p>	<p>- Temporary storage areas, bunds and ditches are designed to be at 1:3 and 1:5 to reduce these risks, however, the design of these assets considers that water will only be temporarily stored for the duration of the event.</p> <p>- The flood storage areas are predominantly on private land and whilst a public right of way passes along Bund 2 and Bund 3, access to the fields is prohibited.</p> <p>- Compensatory vegetation planting will be implemented as part of the scheme though the main flood risk benefits are provided by the proposed flood storage areas.</p> <p>- Where considered necessary, adequate signage warning of the dangers during a flood event and safety barriers would be implemented.</p>
6	<p>This comment was a request to meet with the designers on site to present and discuss the proposed development in more detail</p>	<p>The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches.</p> <p>- The flood bunds will store approximately 2000 m³ in a small storm event and approximately 12,500 m³ in the most extreme storm event upstream of Llanmaes.</p> <p>- The outfall of the flood bunds will be controlled using 0.3m diameter pipe and is designed to slow the volume of water passing into the ditch to the north of the Village.</p> <p>- Erosion control has been included on all outfalls to prevent instability on slopes and it is recognised that this is particularly important at Bund 2 outfall</p>

No	Comments Received	Applicants response
		<p>where the fall in elevation is relatively steep. (This was discussed at the site meeting held on 2021.05.13).</p> <p>- Compensatory vegetation planting will be implemented, and plans will be provided to the Planning authority</p> <p>Additional to this a site meeting was also conducted to address concerns and describe in more detail the project.</p>
7	<p>This comment raised a concern with respect to the effects of the works proposed, on the properties near the brook to the west and south of the church.</p>	<p>The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches.</p> <p>- Whilst water is diverted around the north of the village, water is slowed through Ditch 1 using check dams to create additional storage and prevent the rapid diversion of water into Llanmaes Brook.</p> <p>-The hydraulic model results show that the proposed scheme provides a reduction in maximum flood depths throughout Llanmaes for a range of storm events.</p> <p>- The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding could be removed from the village due to the volume of water entering the village and flood risk from Llanmaes Brook</p> <p>- At the southern end of Llanmaes, near Llanmaes Brook there is a reduction in the maximum flood depths from ~0.5m (present day) to ~0.3m (with scheme in place) for a large design storm event (1% AEP + 35% Climate Change).</p> <p>- The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective.</p>
8	<p>This comment was focused on the proposed development proposals for Village Green. The affected residence is one of the few that suffers severe flooding on major event and therefore a request for a site meeting with the designers was made.</p>	<p>The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches. Overland flow is intercepted in the fields to the north of</p>

No**Comments Received****Applicants response**

Enquiries raised about the design for Flood bunds 2 and 3, the West road and Village Green road and Sigingstone Lane.

Llanmaes and also diverted from Sigingstone Lane to reduce overland flow into Llanmaes.

- The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding could be removed due to the volume of water entering the village.
- In the area around the Village Green , there is a reduction in the maximum flood depths from ~ 0.5m (present day) to ~0.3m (with scheme in place) for a large design storm event (1% AEP + 35% Climate Change).

- The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective.

- The location of Bund 2 has been located to provide effective upstream storage whilst also minimising the impact on the surrounding fields.

- The scheme will be maintained by VoGC to ensure the effective flood risk operation however each flood bund has an overflow pipe at a higher elevation to become activated in the event of a blockage to the low flow pipe.

- The removal of the culvert immediately upstream of the Village Green was explored in earlier stages of this project, however it was found that intercepting water in the upper catchment was the most effective way to reduce flooding in Llanmaes.

- Compensatory vegetation planting will be implemented, and plans will be provided to the Planning authority. (As discussed at site meeting 2021.05.13)

- It is recognised that overland flow from the field behind the Brook Farm development contributes to flooding in Llanmaes. Flood storage was explored in these field at earlier stages of this project and it was found that the storage volumes were relatively small compared to the other bund locations. Furthermore, to be effective the storage of water would need to be in close proximity (<30m) to the residential properties. It was agreed with VoGC that this did not present a practical solution and the more effective upstream storage locations were taken forward.

Summary

Due consideration has been given to all comments received during the consultation period and matters raised have been appropriately reviewed. In summary, none of the comments received from the general public warranted significant alterations or variation to the proposed development.

5. Summary and Conclusions

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 a pre-application consultation was undertaken from April to May 2021, allowing the relevant local residents, community consultees and specialist consultees the opportunity to comment on the proposed Llanmaes Flood Alleviation scheme.

All responses to the consultation have been recorded, as reported in this PAC report, and appropriately responded to. Where necessary, relevant design proposals have been updated to address the comments received.

It is considered that this PAC Report demonstrates that a robust pre-application consultation process has been undertaken to ensure the content of the planning application is suitable. As such, the planning application should be validated and registered appropriately.

Appendix A Site Notice

23th April 2021

To Whom it May Concern-

Our Ref: 60160078

Llanmaes Village Flood Alleviation Scheme: Site Notice under Town and Country Planning (Development Management Procedure) (Wales) Order 2012

The Vale of Glamorgan Council is developing proposals for a Flood Alleviation Scheme in Llanmaes Village. The proposed scheme will require planning permission and therefore this site notice is to inform all residents of Llanmaes. AECOM Ltd, is acting as an agent on behalf of Vale of Glamorgan Council intending to apply for planning permission of the proposed scheme.

This notice comprises a formal request for a pre-application consultation response under the article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

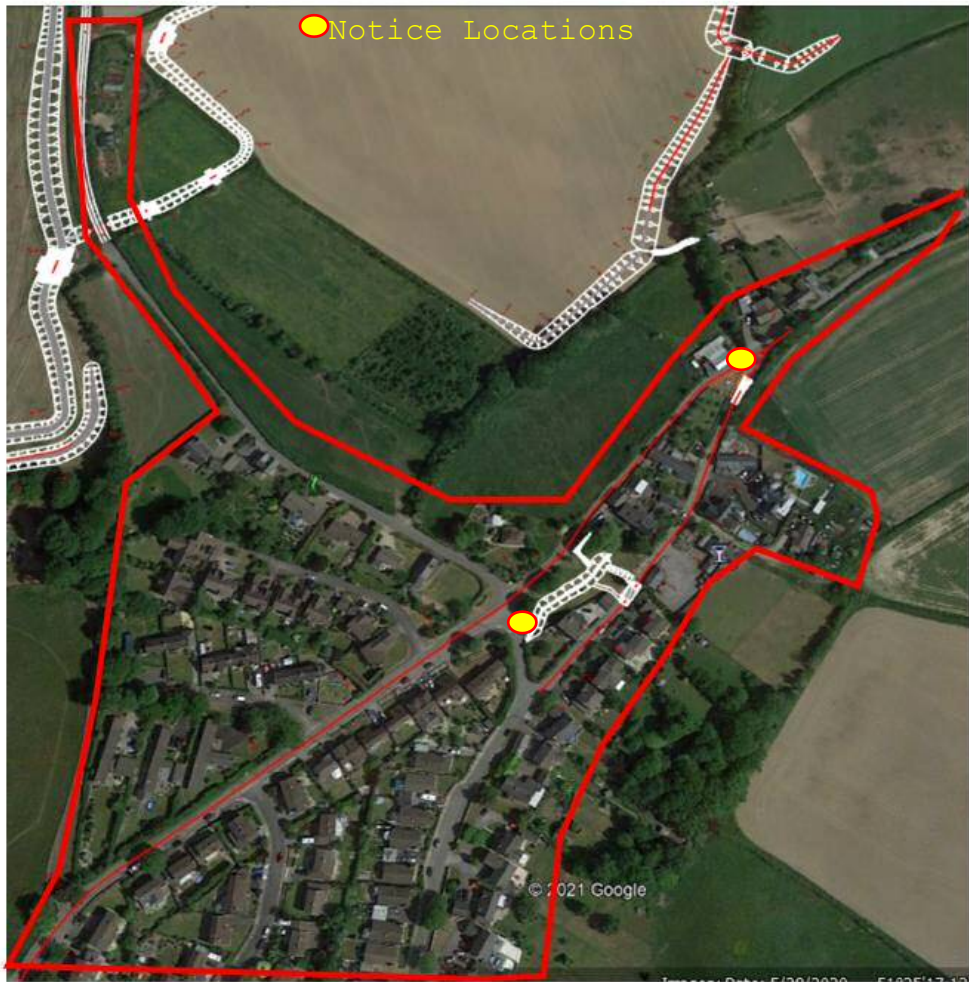
Get in Touch

The scheme proposals can be viewed online at www.llanmaesfas.co.uk.

Anyone wishing to comment on the proposed development should complete the 'Get In Touch' section of the website **or** alternatively write to *AECOM Ltd., Llanmaes Village Flood Alleviation Scheme, 1 Callaghan Square, Cardiff, CF10 5BT*. Comments must be received no later than 28 days from the date of this letter.

Should you have any specific queries please email consultation@llanmaesfas.co.uk.

Appendix B Site Notice Locations



Appendix C Site Notice Plan



YMGYNGHORIAD CYNLLUNIO PLANNING CONSULTATION

AECOM

Pentref Llan-faes Cynllun Lliniaru Llifogydd

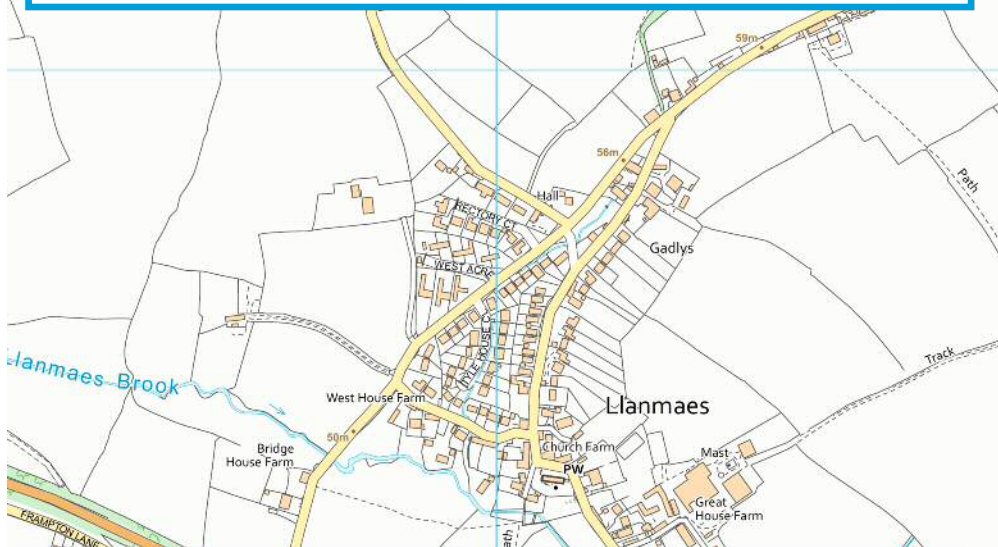
Llanmaes Village Flood Alleviation Scheme

Mae Cyngor Bro Morgannwg yn datblygu cynlluniau ar gyfer Cynllun Lliniaru Llifogydd yn Llan-faes. Bydd y cynllun arfaethedig yn mynnu caniatâd cynllunio, ac felly rydym yn ysgrifennu at breswylwyr lleol i roi hysbysiad bod AECOM Ltd., sy'n gweithredu fel Asiant ar ran Cyngor Bro Morgannwg, yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer gweithredu'r cynllun.

Gellir gweld cynigion y cynllun ar-lein yn www.llanmaesfas.co.uk.

Dylai unrhyw un sy'n dymuno gwneud sylwadau ar y datblygiad arfaethedig lenwi'r adran 'Cysylltu' ar y wefan, neu fel arall ysgrifennu at AECOM Ltd., Cynllun Lliniaru Llifogydd Pentref Llan-faes, 1 Sgwâr Callaghan, Caerdydd, CF10 5BT. Rhaid derbyn sylwadau ddim hwyrach na 28 diwrnod o ddyddiad y llythyr hwn.

Pe bai unrhyw ymholiadau penodol gennych, anfonwch neges e-bost i consultation@llanmaesfas.co.uk.



The Vale of Glamorgan Council is developing proposals for a Flood Alleviation Scheme in Llanmaes Village. The proposed scheme will require planning permission and therefore this site notice is to inform all residents of Llanmaes. AECOM Ltd, is acting as an agent on behalf of Vale of Glamorgan Council intending to apply for planning permission of the proposed scheme.

The scheme proposals can be viewed online at www.llanmaesfas.co.uk

Anyone wishing to comment on the proposed development should complete the 'Get In Touch' section of the website or alternatively write to AECOM Ltd., Llanmaes Village Flood Alleviation Scheme, 1 Callaghan Square, Cardiff, CF10 5BT. Comments must be received no later than 28 days from the date of the notice letter.

Should you have any specific queries please email consultation@llanmaesfas.co.uk

Appendix D Specialist and Community notices

30th April 2021

To Whom it May Concern-

Our Ref: 60160078

Llanmaes Village Flood Alleviation Scheme: Site Notice under Town and Country Planning (Development Management Procedure) (Wales) Order 2012

This Site Notice is in accordance with “Schedule 1C of Consultation before applying for planning permission”:

This notice comprises a formal request for a pre-application consultation response under the article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed Development at Llanmaes Village. Approximate Grid References:

SS 97953 70334	SS 97559 69702
SS 97873 70154	SS 97546 69636
SS 97935 70076	SS 97795 69538
SS 97860 70016	SS 97862 69610
SS 97797 70284	SS 98150 70007
SS 97837 69964	SS 98219 70232
SS 97756 69825	SS 98247 70145
SS 97600 69766	SS 98263 69983 (West Road) & SS 97862 69592(West Road)

I give notice that AECOM Ltd on behalf of Vale of Glamorgan Council is intending to apply for planning permission for the implementation of the flood alleviation works, including new surface water management assets, such as ditches and flood bunds, together with road re-profiling and new kerb lines along the West road, Village Green road and Sigingstone Lane.

The scheme proposals can be viewed online at www.llanmaesfas.co.uk.

Anyone wishing to comment on the proposed development should complete the ‘Get In Touch’ section of the website or alternatively write to AECOM Ltd., Llanmaes Village Flood Alleviation Scheme, 1 Callaghan Square, Cardiff, CF10 5BT. Comments must be received no later than 28 days from the date of this Notice. Any specific requests please email consultation@llanmaesfas.co.uk.

Yours faithfully,
for **AECOM Limited**



Athan Tzovaras
BEng, MSc, CEng MICE
Senior Engineer, Strategic Highways, Europe

1 Callaghan Square, Cardiff, CF10 5BT, United Kingdom
T +44 (0)29 2067 4600

23th Ebrill 2021

I Bwy Bynnag a Fynno Wybod – Preswylwyr Llan-faes

Ein Cyf: 60160078

Cynllun Lliniaru Llifogydd Pentref Llan-faes

Hysbysiad o Dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Annwyl Breswlydd

Mae Cyngor Bro Morgannwg yn datblygu cynlluniau ar gyfer Cynllun Lliniaru Llifogydd yn Llan-faes. Bydd y cynllun arfaethedig yn mynnu caniatâd cynllunio, ac felly rydym yn ysgrifennu at breswylwyr lleol i roi hysbysiad bod AECOM Ltd., sy'n gweithredu fel Asiant ar ran Cyngor Bro Morgannwg, yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer gweithredu'r cynllun. Bydd y gwaith lliniaru llifogydd yn cynnwys asedau rheoli dŵr wyneb newydd, fel ffosydd a byndiau llifogydd, ynghyd ag ailbroffilio ffyrdd a llinellau cyrbiau newydd ar hyd West Road, Maes y Pentref a Sigingstone Lane.

Rhoddir yr Hysbysiad hwn yn unol ag "Atodlen 1B o Cyhoedduswydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio Hysbysiad o dan Erthyglau 2C a 2D". Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Bro Morgannwg fel yr Awdurdod Cynllunio Lleol (ACLI). Nodwch na fydd sylwadau a dderbynnir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i wneud cynrychiolaeth i'r ACLI ar unrhyw gais cynllunio dilynol. Dylech nodi, fodd bynnag, y gall unrhyw sylwadau a gyflwynir gael eu gosod ar y ffeil gyhoeddus.

Rydym ni'n ymgynghori â phartion yr effeithir arnynt, y cyhoedd a rhanddeiliaid eraill, ac felly gofynnwn am eich adborth fel preswlydd lleol cyn i ni gyflwyno'r cais cynllunio. Mae gwefan wedi'i chreu ar gyfer yr ymgynghoriad a gallwch gael rhagor o wybodaeth i'ch helpu i ddeall cynigion y cynllun a sut gallent effeithio arnoch chi.

Gellir gweld cynigion y cynllun ar-lein yn www.llanmaefas.co.uk.

Dylai unrhyw un sy'n dymuno gwneud sylwadau ar y datblygiad arfaethedig lenwi'r adran 'Cysylltu' ar y wefan, neu fel arall ysgrifennu at *AECOM Ltd., Cynllun Lliniaru Llifogydd Pentref Llan-faes, 1 Sgwâr Callaghan, Caerdydd, CF10 5BT*. Rhaid derbyn sylwadau ddim hwyrach na 28 diwrnod o ddyddiad y llythyr hwn.

Pe bai unrhyw ymholiadau penodol gennych, anfonwch neges e-bost i consultation@llanmaefas.co.uk.

Yr eiddoch yn gywir
ar ran **AECOM Limited**



Athan Tzovaras
BEng, MSc, CEng MICE
Senior Engineer, Strategic Highways, Europe
1 Sgwâr Callaghan, Caerdydd, CF10 5BT, Y Deyrnas Unedig
T +44 (0) 2920 674 600

23th April 2021

To Whom it May Concern – Residents of Llanmaes

Our Ref: 60160078

Llanmaes Village Flood Alleviation Scheme**Notice Under Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

Dear Resident

The Vale of Glamorgan Council is developing proposals for a Flood Alleviation Scheme in Llanmaes Village. The proposed scheme will require planning permission and we are therefore writing to local residents to give notice that AECOM Ltd., acting as Agent on behalf of Vale of Glamorgan Council, is intending to apply for planning permission for the implementation of the scheme. The flood alleviation works will include new surface water management assets, such as ditches and flood bunds, together with road re-profiling and new kerb lines along West Road, the Village Green and Sigingstone Lane.

This Notice is given in accordance with “Schedule 1B of Publicity and consultation Before Applying for Planning permission Notice under Articles 2C and 2D”. Any subsequent planning application will be published by the Vale of Glamorgan Council as the Local Planning Authority (LPA). Please note that comments received in response to this notice will not prejudice your ability to make representation to the LPA on any subsequent planning application. You should however note that any comments submitted may be placed on the public file.

We are consulting with affected parties, the general public and other stakeholders and are therefore seeking your feedback as a local resident before we submit the planning application. A consultation website has been created where you can find further information to help you understand the scheme proposals and how they may affect you.

The scheme proposals can be viewed online at www.llanmaesfas.co.uk.

Anyone wishing to comment on the proposed development should complete the ‘Get In Touch’ section of the website or alternatively write to *AECOM Ltd., Llanmaes Village Flood Alleviation Scheme, 1 Callaghan Square, Cardiff, CF10 5BT*. Comments must be received no later than 28 days from the date of this letter.

Should you have any specific queries please email consultation@llanmaesfas.co.uk.

All comments will be taken on board and addressed in a Pre-Application Consultation report that will form part of the planning application. This report will be made publicly available and a copy will be posted on the consultation website

Yours faithfully
for **AECOM Limited**



Athan Tzouvaras
BEng,MSc,CEng MICE
Senior Engineer, Strategic Highways, Europe
1 Callaghan Square, Cardiff, CF10 5BT, United Kingdom
T +44 (0) 2920 674 600

Appendix E Specialist and Community consultees responses



Cyngor Cymuned Llanfaes
Llanmaes Community Council

Clerk: Apartment 2 Alexandra House
2 Beach Road Penarth CF64 1FN

E-Bost/E-Mail: clerk.llanmaesc@gmail.com
Ffôn/Phone: 07751372537

Llanmaes Community Council feedback for Village Flood Alleviation Scheme

Please find below our comments and requests for further feedback following the publication of the consultation materials associated with the coming Planning Application.

Firstly, we would like to congratulate the team from Aecom/Vale of Glamorgan Council for the impressive amount of work that has been carried out to get the project to the stage it is at today. It has been a long process and many of us have seen planning activities and been involved in discussions with various team members as the project progressed.

Our main point in replying is to fully endorse and support the proposals. Llanmaes has needed this scheme for many years now and we face difficult winters every year when the main 'flooding season' happens generally from the end of October until the beginning of March. We're not qualified to judge the technical merits of the proposals but are very happy a more environmentally sustainable has been proposed compared to earlier drafts.

On the specific point of the proposals on the Village Green which is in our ownership we would appreciate the chance to have a short discussion with representatives from the team to fully review and discuss the plan. Our concerns are maintaining the amenity value of the Village Green which is used for Community Events and preserving the integrity of the grass surface by ensuring as far as possible obstacles to vehicles driving on to the grass from the busy passing road are maintained. Looking at the specific plan this appears to be the case.

We look forward to further discussions and the timely progression of this project.

Clerk
Llanmaes Community Council
23 May 2021

From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 21 June 2021 14:12
To: Tzovaras, Athan; South East Planning
Subject: [EXTERNAL] RE: Llanmaes Flood Alleviation scheme - Pre Planning Consultation -Site Notice 1C

Good Afternoon,

Thank you for referring the above pre-application consultation.

Unfortunately, we do not currently have the resources available to progress this request for pre app advice at present and therefore, we are currently unable to provide a site-specific preliminary opinion on this proposal.

Advice on environmental considerations and the assessments needed to support a planning application can be found on our website.

For advice on how to deal with possible land contamination on your development visit: <http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/land-contamination/?lang=en>

For advice on how to protect groundwater at your development visit: <http://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/protecting-groundwater/?lang=en>

For advice on private sewage treatment in an area with a public sewer visit: <https://naturalresources.wales/permits-and-permissions/water-discharges-and-septic-tanks/private-sewage-treatment-in-an-area-with-a-public-sewer/?lang=en>

For advice on private sewage treatment in a non sewer area visit: <https://naturalresources.wales/permits-and-permissions/water-discharges-and-septic-tanks/discharges-to-surface-water-and-groundwater/?lang=en>


To find out more on protected areas of land and sea visit: <https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/protected-areas-of-land-and-seas/types-of-protected-areas-of-land-and-sea/?lang=en>

For advice on Protected Species visit: <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/protected-species/?lang=en>

For advice on flood risk visit: <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/advice-for-developers/development-and-flood-risk/?lang=en>

-
-
Apologies for any inconvenience.

-
Kind regards

-

Cynorthwydd - Cynllunio Datblygu / Assistant - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales
cyfoethnaturiol.cymru / naturalresources.wales
Ffôn/ Phone 0300 065 4782

Yn falch o arwain y ffordd at ddyfodol gwell i Gymru trwy reoli'r amgylchedd ac adnoddau naturiol yn gynaliadwy.

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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.

From: Tzovaras, Athan <Athan.Tzovaras@aecom.com>
Sent: 17 June 2021 17:25
To: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Cc: Collard, Ralph <Ralph.Collard@aecom.com>; Mander, Rhys <rhys.mander@aecom.com>
Subject: RE: Llanmaes Flood Alleviation scheme - Pre Planning Consultation -Site Notice 1C NRW:01173773



Please find attached DAS form and previous NRW review together with Projects/ Location plans, General Arrangement Drawings, FCA and Flood Model report.

I appreciate the tight timescale, but given the high priority of the scheme would be really appreciated if I can have a swift response on the request please.

General Arrangement and Location Plan Drawings : [9e0c20_c983f49fee0d40ef8862a467c0affd42.pdf \(filesusr.com\)](https://a9d5f0f0-b8b2-442a-ad52-2529bfcc123c.filesusr.com/ugd/9e0c20_87ab8d2bfe8946bca10006f4b00e692f.pdf)
FCA ,Flood Model Report and Flood Maps : https://a9d5f0f0-b8b2-442a-ad52-2529bfcc123c.filesusr.com/ugd/9e0c20_87ab8d2bfe8946bca10006f4b00e692f.pdf
All scheme details are available on www.llanmaesfas.co.uk.

Please let me know if anything additional is needed. Once we receive the sharefile link we will provide Flood Model

Thanks
Athan

Regards
Athanasios (Athan) Tzovaras BEng, MSc, CEng MICE
Senior Engineer, Strategic Highways, Europe
T +44 (0)7384 2511 65
Athan.Tzovaras@aecom.com

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1 Callaghan Square, Cardiff, CF10 5BT, United Kingdom
T +44 (0)29 2005 1605
www.aecom.com

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From: South East Planning <southeastplanning@cyfoethnaturiolcymru.gov.uk>
Sent: 17 June 2021 09:44
To: Tzovaras, Athan <Athan.Tzovaras@aecom.com>
Subject: [EXTERNAL] RE: Llanmaes Flood Alleviation scheme - Pre Planning Consultation -Site Notice 1C NRW:01173773

Hi Athan,

Thank you for getting in touch.

If you wish to request the model review via our Discretionary Advice Service you will need to submit a DAS request from via our [website](#).

Upon receipt of the DAS request form, we will provide you with a ShareFile link for you to upload the model files.

We will then review the DAS request and determine whether we have capacity to accept the work. If so, we will provide you with a quotation for the work within 21 days. This quotation includes a cost and timescale. In some cases where we are unable accept the DAS work, we will inform you as soon as possible.

We recommend you include as much detail as possible in the DAS request form, including whether as well as the model review, you are seeking a review of the FCA. In order for us to generate a quotation for the work, you will need to submit all documents and files you wish us to review with your DAS request.



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

Member of CIWEM (MCIWEM)

Yn sgil y datblygiadau diweddaraf rwy'n gweithio gartref ar hyn o bryd ac felly nid mewn cyswllt ar y ffôn. Os oes angen i chi gysylltu, anfonwch e-bost ataf os gwelwch yn dda a byddaf yn ymateb cyn gynted â phosib.

In light of recent events, I am currently working from home and as such not contactable on the phone. If you need to get in touch, please email me and I will respond as quickly as possible.

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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.

----- Original Message -----

From: Athan Tzovaras <athan.tzovaras@aecom.com>;
Received: Wed Jun 16 2021 17:54:24 GMT+0100 (British Summer Time)
To: southeastplanning@cyfoethnaturiolcymru.gov.uk <southeastplanning@cyfoethnaturiolcymru.gov.uk>; South East Planning Mailbox Queue <southeastplanning@cyfoethnaturiolcymru.gov.uk>;
Subject: RE: Llanmaes Flood Alleviation scheme - Pre Planning Consultation -Site Notice 1C NRW:01173773

Good Afternoon [REDACTED]

Apologies for the late response, but wanted to confirm with Client as well.

I can confirm that we wish to proceed with the Discretionary Advice Service given the strict timeline we are in, to submit the Planning Application. Would you need from our end to submit the DAS request form? Can you please advise how we shall share the flood model with NRW?

Thanks
Athan

From: Tzovaras, Athan
Sent: 28 June 2021 12:30
To: Morgans, Huw
Cc: Moon, Clive R; Mander, Rhys; Cook, David; Davies, Rhys P
Subject: RE: Llanmaes FRM - Highway Development Comments - Final

Hi Huw,

Thank you for arranging the meeting on Thursday. It was helpful. Just a summary of what we discussed last Thursday on site, regarding the comments below:

1. Raised junctions: clarification given on arrows used on the surfacing GA and will be removed from drawings. However, no other concern raised from site meeting so no modelling/levels change is required
2. Village Green raised table: acceptable to stay as is. It was discussed and agreed that this item won't be clashed as traffic calming asset due to it's design cross section
3. Culvert BC3 : a requirement will be added to the AiP for glasstex (or similar) to be placed under the new tarmac and above the box culvert
4. Bus stop kerbs: usage clarified and no concern was raised. AECOM to replace back of kerbs concrete with structural grade concrete and concrete backfill width. One annotation for potential future access and Bull nose kerbs to be used for AECOM to add in the drawings. Huw can you please check if internally can someone assist with potential request from the resident to get direct access to West Road :



5. Agreed to use 10mm SMA as surface course. AECOM to update specs and dwgs
6. AECOM to update STATS utilities drawings
7. No comments for Sigingstone lane proposals and drainage in general

Thanks
Athan

Regards
Athanasios (Athan) Tzovaras BEng, MSc, CEng MICE
Senior Engineer, Strategic Highways, Europe
T +44 (0)7384 2511 65
Athan.Tzovaras@aecom.com

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www.aecom.com

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From: Morgans, Huw <[REDACTED]>
Sent: 16 June 2021 10:12
To: Tzovaras, Athan <[REDACTED]>
Cc: Moon, Clive R <[REDACTED]>
Subject: [EXTERNAL] Llanmaes FRM - Highway Development Comments - Final

Athan
Please see comments from James Aitken in our highway development team. Can you take on board the comments and reflect them in the final drawings please.
Regards huw

[REDACTED]
Principal Engineer - Environment / Uwch Gynorthwydd Peirianeg
Visible Services and Transport / Gwasanaethau Gweledig a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg

From: Morgans, Huw [REDACTED]
Sent: 19 April 2021 11:30
To: Tzovaras, Athan
Subject: [EXTERNAL] FW: Llanmaes FRM - Highways Design Drawings Designer Comments on Highways Comments

Athan
Further comments from our highway development team.
Regards huw

[REDACTED]
Principal Engineer - Environment / Uwch Gynorthwydd Peirianeg
Visible Services and Transport / Gwasanaethau Gweledig a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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Follow us on Twitter / Dilynwch ni ar Twitter

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Aitken, James <[REDACTED]>
Sent: 19 April 2021 10:55
To: Morgans, Huw <[REDACTED]>
Subject: FW: Llanmaes FRM - Highways Design Drawings Designer Comments on Highways Comments

Hi Huw,
Further comments in red below Generally happy but there is still some clarification on a couple of points
Kind regards

[REDACTED]
Principal Engineer
Highway Development (Engineering Design & Procurement)
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Morgans, Huw <[REDACTED]>
Sent: 14 April 2021 14:46
To: Aitken, James <[REDACTED]>
Subject: Llanmaes FRM - Highways Design Drawings Designer Comments on Highways Comments

James
Please see designers comments for Llanmaes FRM.
Regards Huw

Huw Morgans
Principal Engineer - Environment / Uwch Gynorthwydd Peirianeg
Visible Services and Transport / Gwasanaethau Gweledig a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: 029 20673026
mob / sym: 07860526274
e-mail / e-bost: hmorgans@valeofglamorgan.gov.uk

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Follow us on Twitter / Dilynwch ni ar Twitter

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Tzovaras, Athan <Athan.Tzovaras@aecom.com>
Sent: 14 April 2021
To: Morgans, Huw <h.morgans@valeofglamorgan.gov.uk>
Cc: Mander, Rhys <rhysmander@aecon.com>, Moon, Clive R <clivem@aecon.com>
Subject: FW: Llanmaes FRM - Highways Design Drawings EMail 1 of 2

Morning Huw ,

Please see below our responses in [blue](#) Please let me know if you have any queries or wish to discuss them further

Thanks
Athan

Regards
Athanasios (Athan) Tzovaras BEng,MSc,CEng MICE
Senior Engineer, Strategic Highways, Europe
T +44 (0)7384 2511 65
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From: Morgans, Huw <h.morgans@valeofglamorgan.gov.uk>
Sent: 30 March 2021 12:47
To: Tzovaras, Athan <Athan.Tzovaras@aecom.com>
Cc: Moon, Clive R <clivem@aecon.com>
Subject: [EXTERNAL] Llanmaes FRM Highways Design Drawings EMail 1 of 2

Athan
Please see comments from our highway development team I know you are preparing an AiP for the culverts in negotiataion with Highway Structures
Regards Huw

[REDACTED]
Principal Engineer - Environment / Uwch Gynorthwydd Peirianeg
Visible Services and Transport / Gwasanaethau Gweledig a Thrafnidiaeth
Vale of Glamorgan Council / Cyngor Bro Morgannwg

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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: Aitken, James <j.aitken@aecon.com>
Sent: 30 March 2021 12:43
To: Morgans, Huw <h.morgans@valeofglamorgan.gov.uk>
Cc: Howells, Lee M <lee.howells@aecon.com>
Subject: RE: Llanmaes FRM - Highways Design Drawings EMail 1 of 2

Hi Huw,

I have looked through the drawings and have the following comments from a highway perspective:

1. It states in the standard details that the surface course for the works will be HRA 55/10 surf 100/100. If this surface course is proposed to be chipped then there will be sections where a chipper will not be able to get down some narrow sections of lane Generally need min 4m width Please confirm if unchipped or chipped HRA to be used. Unchipped used, as AADT allows for, Table 3.13. of CD236. Offering Enhanced resistance to permanent deformation. HRA was specified as per VoGC Construction details however, a TSCS surface system will reduce the scheme cost and programme. **Thanks for the clarification**
2. Sheet 1 of 7 standard detail – Ramps should be constructed such as they have a 1:15 gradient ramp and approx. 1.1m in length to adequately slow down vehicles in previous revisions, the design had speed humps While reviewed by VoGC RSA it was requested the to omit any traffic calming assets The

ramps are part of a wider concept of the raise platforms/junctions, which allows some water control in a flood events, and mitigating any sudden change of levels for road users. The raised platforms/junctions were designed to be a less intrusive asset as possible within the village thus the more flat gradients and lengths. Predominately the intention is to control water, and secondly to reduce speed. Therefore we would recommend these to remain as current proposal. For reference in the design:

The ramps nearest to the Village Green 3m wide, 100mm high and a table top length of 7m

The ramps lengths would need to be halved in width in order to make them 1:15. The ramp to the east, near the farm is 1.8m wide, closest to the junction, and approximately 60mm high.

Whilst this is acceptable on the basis of water control rather than traffic calming please refer to point 8 below.

- On GA sheet 4 of 8 and box culvert standard details and BC3 drawing it can be seen that a box culvert runs underneath the existing highway with minimal cover. This means that the structure falls under category 1 and as such AIP and design certs are required to be provided and checked. protection may be required from vehicular loading. AIP issued. **Noted**
- BC3 indicates a cover of 0.25m from the surface level to the top of the culvert. This is not acceptable and will create a hard spot across the tarmac which will no doubt lead to cracking. Solution:- either provide glasstex underneath the road construction to prevent or lower level of box culvert under the highway. **Under AIP consideration. Will await confirmation from structures but a flat concrete structure only 0.25m under the finished road level will likely create maintenance issues and if this not to change we will require glasstex under the tarmac construction to prevent cracking.**
- There are bus stop kerbs to be proposed shown on kerbs layout drawing sheet 6 of 8. Road widths should be provided along this stretch on the drawing at regular intervals to check sufficient width is available for emergency service vehicles and agriculture. **We have provided cross section details illustrating widths (3.6m-3.3m). These are the min values or road width within the proposed design. Cross sectional details seen however no reference to section labels on the layout drawings? Can you please provide the drawings these are on as I may have missed them in the submissions**
- Bus stop kerb detail on standard details sheet 1 of 7 is not favoured. There is only 50mm of haunch provided for the kerb where this should be minimum 150mm. The 150mm requirement was considered during design but needed to be reduced to ensure adequate road widths for emergency vehicles passing through. The kerbs are not intended to accommodate any bus stops vehicle intervention, but to convey water downstream away from any houses. The kerbs are up against the wall and risk of deformation or displacement is low. Higher grade concrete to be used i.e Structural fibres (plastic) that are manufactured from a high-strength, high modulus synthetic plastic. They are designed to replace welded mesh and light reinforcement bars. **Noted with regard to kerbs abutting the wall however there is a section shown on the cross sections where there is only verge behind. Please provide supplier specifications of concrete to be used.**



- All cross sectional falls for the highway should not be greater than 1:40. Carriageway crossfalls are equal to or less 2.5%, generally 1.25% along West Road. **Noted**
- West Road South Surfacing drawing – the ramped table top provided will need to be extended to create a longer plateau at the top of the ramps. The current arrangement could cause grounding of the underside of vehicles. LTN 1/07 Para 3.3.6 states that where 100mm high raised junctions are installed on bus routes, it can be an advantage to use shallow on/off ramp gradients of between 1:15 and 1:20. We have 1:16. **A ramp being next to a junction is not good practice. The table top will need to be moved further into the junction. Can clarification be provided as to what buses are using Llanmaes? This is also contradictory to point 2 where it was deemed shallower ramps and longer table tops would be used to be less intrusive for the local area. I would recommend a longer table top is specified at this location**

Happy to check over again if/when revisions come in or if the consultant has any questions on the above. I am on annual leave from tomorrow back in next Tuesday.

Kind regards

[Redacted]
Principal Engineer
Highway Development (Engineering Design & Procurement)
Vale of Glamorgan Council / Cyngor Bro Morgannwg

*Consider the environment. Please don't print this e-mail unless you really need to.
Ystyriwch yr amgylchedd. Peidiwch ag argraffu'r neges hon oni bai fod gwir angen.*

Visit our Website at www.valeofglamorgan.gov.uk
Ewch i'n gwefan yn www.bromorgannwg.gov.uk

Find us on Facebook / Cewch ddod o hyd i ni ar Facebook
Follow us on Twitter / Dilynwch ni ar Twitter

Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

-----Original Message-----

From: Howells, Lee M <[Redacted]>
Sent: 15 March 2021 13:14
To: Aitken, James <[Redacted]>
Cc: Morgans, Huw <[Redacted]>

Appendix F Public Notice

23th Ebrill 2021

I Bwy Bynnag a Fynno Wybod – Preswylwyr Llan-faes

Ein Cyf: 60160078

Cynllun Lliniaru Llifogydd Pentref Llan-faes

Hysbysiad o Dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Annwyl Breswilydd

Mae Cyngor Bro Morgannwg yn datblygu cynlluniau ar gyfer Cynllun Lliniaru Llifogydd yn Llan-faes. Bydd y cynllun arfaethedig yn mynnu caniatâd cynllunio, ac felly rydym yn ysgrifennu at breswylwyr lleol i roi hysbysiad bod AECOM Ltd., sy'n gweithredu fel Asiant ar ran Cyngor Bro Morgannwg, yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer gweithredu'r cynllun. Bydd y gwaith lliniaru llifogydd yn cynnwys asedau rheoli dŵr wyneb newydd, fel ffosydd a byndiau llifogydd, ynghyd ag ailbroffilio ffyrdd a llinellau cyrbiau newydd ar hyd West Road, Maes y Pentref a Sigingstone Lane.

Rhoddir yr Hysbysiad hwn yn unol ag "Atodlen 1B o Cyhoedduswydd ac Ymgynghori Cyn Gwneud Cais am Ganiatâd Cynllunio Hysbysiad o dan Erthyglau 2C a 2D". Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan Gyngor Bro Morgannwg fel yr Awdurdod Cynllunio Lleol (ACLI). Nodwch na fydd sylwadau a dderbynnir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i wneud cynrychiolaeth i'r ACLI ar unrhyw gais cynllunio dilynol. Dylech nodi, fodd bynnag, y gall unrhyw sylwadau a gyflwynir gael eu gosod ar y ffeil gyhoeddus.

Rydym ni'n ymgynghori â phartion yr effeithir arnynt, y cyhoedd a rhanddeiliaid eraill, ac felly gofynnwn am eich adborth fel preswilydd lleol cyn i ni gyflwyno'r cais cynllunio. Mae gwefan wedi'i chreu ar gyfer yr ymgynghoriad a gallwch gael rhagor o wybodaeth i'ch helpu i ddeall cynigion y cynllun a sut gallent effeithio arnoch chi.

Gellir gweld cynigion y cynllun ar-lein yn www.llanmaefas.co.uk.

Dylai unrhyw un sy'n dymuno gwneud sylwadau ar y datblygiad arfaethedig lenwi'r adran 'Cysylltu' ar y wefan, neu fel arall ysgrifennu at *AECOM Ltd., Cynllun Lliniaru Llifogydd Pentref Llan-faes, 1 Sgwâr Callaghan, Caerdydd, CF10 5BT*. Rhaid derbyn sylwadau ddim hwyrach na 28 diwrnod o ddyddiad y llythyr hwn.

Pe bai unrhyw ymholiadau penodol gennych, anfonwch neges e-bost i consultation@llanmaefas.co.uk.

Yr eiddoch yn gywir
ar ran **AECOM Limited**



Athan Tzovaras
BEng, MSc, CEng MICE
Senior Engineer, Strategic Highways, Europe
1 Sgwâr Callaghan, Caerdydd, CF10 5BT, Y Deyrnas Unedig
T +44 (0) 2920 674 600

23th April 2021

To Whom it May Concern – Residents of Llanmaes

Our Ref: 60160078

Llanmaes Village Flood Alleviation Scheme

Notice Under Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Dear Resident

The Vale of Glamorgan Council is developing proposals for a Flood Alleviation Scheme in Llanmaes Village. The proposed scheme will require planning permission and we are therefore writing to local residents to give notice that AECOM Ltd., acting as Agent on behalf of Vale of Glamorgan Council, is intending to apply for planning permission for the implementation of the scheme. The flood alleviation works will include new surface water management assets, such as ditches and flood bunds, together with road re-profiling and new kerb lines along West Road, the Village Green and Sigingstone Lane.

This Notice is given in accordance with “Schedule 1B of Publicity and consultation Before Applying for Planning permission Notice under Articles 2C and 2D”. Any subsequent planning application will be published by the Vale of Glamorgan Council as the Local Planning Authority (LPA). Please note that comments received in response to this notice will not prejudice your ability to make representation to the LPA on any subsequent planning application. You should however note that any comments submitted may be placed on the public file.

We are consulting with affected parties, the general public and other stakeholders and are therefore seeking your feedback as a local resident before we submit the planning application. A consultation website has been created where you can find further information to help you understand the scheme proposals and how they may affect you.

The scheme proposals can be viewed online at www.llanmaesfas.co.uk.

Anyone wishing to comment on the proposed development should complete the ‘Get In Touch’ section of the website or alternatively write to *AECOM Ltd., Llanmaes Village Flood Alleviation Scheme, 1 Callaghan Square, Cardiff, CF10 5BT*. Comments must be received no later than 28 days from the date of this letter.

Should you have any specific queries please email consultation@llanmaesfas.co.uk.

All comments will be taken on board and addressed in a Pre-Application Consultation report that will form part of the planning application. This report will be made publicly available and a copy will be posted on the consultation website

Yours faithfully
for **AECOM Limited**



Athan Tzouvaras
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1 Callaghan Square, Cardiff, CF10 5BT, United Kingdom
T +44 (0) 2920 674 600

Appendix G Public Consultation Responses

Llanmaes Planning Consultation Feedback

Date	Comment on Log	Comment on Log/Cross section/Standard	Comments on Village Green	Comments on Flood Model	Detailed Response
24/04/2021				<p>Moulding 'H'.</p> <p>As one of the properties most affected by the flooding in 1998 (flooded 3 times), I don't see how the proposed changes will prevent further flooding to my property. Your hydraulic modelling still shows a 0.5m flood at [redacted].</p> <p>Also, why are there no plans to widen or dredge the culvert at Pond Villa? This has 'filled up' over the years and is inadequate in times of flooding. Note that this tiny culvert is the only means of exit for all rainfall coming through Llanmaes. In '98, this culvert was totally choked, leading to flooding at the Playground and Tera. If your modelling suggests something different, could it explain why my property was submerged to two feet of water? Please investigate. Thank you.</p>	<p>The Llanmaes Flood Risk Management Scheme will significantly reduce flood risk from surface water run-off from the surrounding catchment and the un-named watercourse flowing south from the village green. The current scheme is not designed to manage fluvial flood risk which affects a small number of properties adjacent to the Llanmaes Brook. During development of the scheme works on the Llanmaes Brook were considered to ensure there was no detriment as a result of works within the village. The final design manages run off higher in the catchment and no longer requires works on the Llanmaes Brook to the south of the road.</p> <p>Natural Resources Wales are the lead Risk Management Authority for fluvial flood risk associated with the Llanmaes Brook, and any concerns regarding blocked culverts or siltation of the watercourse should be raised with them directly.</p> <p>Based on the detailed modelling undertaken to develop the scheme:</p> <p>The hydraulic modelling results presented in the FCA demonstrates that the proposed scheme provides a reduction in the maximum flood depths throughout Llanmaes for small (1 in 1000yr) flood events. Whilst the scheme provides an overall flood risk benefit to Llanmaes it was not possible to remove all flooding from the village and there remains a residual risk from surface water and Llanmaes Brook post scheme. This means that in the area near Llanmaes Brook the maximum flood depths are estimated to be approximately 0.2 - 0.3m during the 1% AEP + 30% Climate Change design event once the scheme is built. This is a reduction in the maximum flood depths from the present day (baseline) which are estimated to be 0.4m - 0.5m during the 1% AEP + 30% Climate Change event in the same area. This is a reduction in maximum flood depths of between 0.1m to 0.2m compared to the present (baseline) day estimates of flooding are considered to be able to be managed using property level protection.</p> <p>The culvert at Pond Villa forms part of the surface water drainage network in Llanmaes that outfalls into Llanmaes Brook. The hydraulic modelling takes a conservative approach and assumes that the surface water drainage network is at capacity and is therefore not explicitly included within the model. No comment can be made on flooding from this source however the scheme provides upstream storage which is designed to reduce the overall volume of water entering Llanmaes and reduce the burden on the existing surface water drainage network.</p> <p>In summary:</p> <ul style="list-style-type: none"> The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding will be removed due to the volume of water entering the village. At the southern end of Llanmaes, near Llanmaes Brook there is a reduction in the maximum flood depths from ~0.5m (present day) to ~0.3m (with scheme in place) for a large design storm event (1% AEP + 30% Climate Change). The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective. A conservative approach has been taken in the hydraulic model which assumes the surface water drainage network is full and the culvert at Pond Villa is not modelled because of this assumption. The scheme reduces the overall volume of water entering Llanmaes and therefore reduces the burden on the surface water drainage network.
28/04/2021				<p>From [redacted] Llanmaes.</p> <p>Thank you for the invitation to view the new proposals for flood alleviation in Llanmaes. As a then member of the Llanmaes Community Council I attended a meeting in the newly formed Welsh Assembly soon after the serious village flooding in 1998. Since then numerous proposals have been proposed and apparently agreed but, so far, none has come to fruition. (The plan to put a new drainage pipe under the West Road to take excess water directly into the Llanmaes Brook seemed to offer a solution but was not to be.)</p> <p>Undoubtedly, everyone in Llanmaes will look at the new proposal to see how it would affect their own property. In 1998 my property (The Ramblers, on the southern east/west road) was seriously threatened as a result of inadequate drainage on the water course immediately opposite the house. Fortunately, the village council agreed that this was a problem and promptly and largely effectively re-curved the water course - although occasionally it is pushed to its very limit. In severe wet weather the street to The Ramblers and Puddled House comes from road water coming down from the junction with the West Road. If the road drains outside The Ramblers are unable to take this excess water then it pools outside and threatens mine and other properties.</p> <p>Slowing down the flow of water from the Village Green is clearly a positive step. I would like to know if the planners are confident that the flow of excess water from the West Road past my property and others has been adequately dealt with (the plan to build a storm barge/bay between [redacted] and [redacted] makes this question more urgent). Thank you again for the opportunity to comment. Your views and hopefully reassurances on the matter raised would be much appreciated. [redacted]</p>	<p>The primary function of the proposed scheme is to reduce the volume of water entering Llanmaes during a storm event through the implementation of upstream storage and diversion ditches. The overland flow of water through Llanmaes will be managed through maintaining as much water as possible in West Road where it can be diverted into an outfall ditch into Llanmaes Brook. The scheme proposes a raised road table at the West Road junction which is designed to reduce the volume of water passing down West Road down into the southern east/west road. The hydraulic model estimates that through these measures the scheme is effective at reducing the maximum flood depths throughout Llanmaes across a range of small to large flood events. This is illustrated in Figure 7-1 in the FCA report (p. 30) and Appendix C, Figures D9 (24), (p. 25) and D9 (25) (p. 26) which show a reduction in maximum flood depths in the area around the Ramblers. Whilst the scheme provides an overall flood risk benefit to Llanmaes it is not possible to remove all flooding from the village and there remains a residual risk from surface water and Llanmaes Brook post scheme. During the 1% AEP + 30% Climate Change design event there is a reduction in maximum flood depths around ten Llanmaes from approximately 0.3m - 0.4m in the present day (baseline) to 0.1m - 0.2m once the scheme is built. This is a reduction in maximum flood depths of between 0.1m to 0.2m compared to the present (baseline) day estimates of flooding are considered to be able to be managed using property level protection.</p> <p>The culvert at Pond Villa forms part of the surface water drainage network in Llanmaes that outfalls into Llanmaes Brook. The hydraulic modelling takes a conservative approach and assumes that the surface water drainage network is at capacity and is therefore not explicitly included within the model. No comment can be made on flooding from this source however the scheme provides upstream storage which is designed to reduce the overall volume of water entering Llanmaes and reduce the burden on the existing surface water drainage network.</p> <p>The hydraulic model results show that the proposed scheme provides a reduction in maximum flood depths throughout Llanmaes across a range of storm events.</p> <p>The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding will be removed due to the large volume of water entering the village.</p> <p>At the southern end of Llanmaes, along the southern east/west road, there is a reduction in the maximum flood depths from ~0.4m (present day) to ~0.3m (with scheme in place) during a large design storm event (1% AEP + 30% Climate Change).</p> <p>The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective.</p> <p>Upstream storage designed as part of the scheme reduces the volume of water passing down West Road and Tyle House Close across all storm events and the road table at the West Road junction is designed to reduce overland flow passing onto the southern east/west road.</p> <p>Through reducing the amount of water entering the un-named watercourse that flows through Llanmaes it is anticipated that the burden on the surface water drainage network will be reduced.</p>
30/04/2021				<p>My property resides opposite the smaller green on which the old village pump resides. Whilst my property does not suffer any flooding issues, however during heavy rain events there is a heavy flow of water running down the main West Road that then flows into the heart of the village down towards the Green. It is this flow of water along with the stream running alongside my house that can cause the flooding further down in the village. I can see that you are proposing Road Tables to slow the movement of water down the road towards the Blacksmiths Pub but am surprised that you are not also installing these on the main West Road Road, as the road inclines towards the village and causes the flood water to move quickly. You also mention that the road profiling includes leveling to contain water in this elongated area of the area marked? If it is to then it would strengthen it for further road tables as this will accelerate the speed of flow.</p>	<p>The primary function of the proposed scheme is to reduce the volume of water entering Llanmaes during a storm event through the implementation of upstream storage and diversion ditches. The overland flow of water through Llanmaes will be managed through maintaining as much water as possible in West Road where it can be diverted into an outfall ditch into Llanmaes Brook. The scheme proposes a raised road table at the West Road junction which is designed to reduce the volume of water passing down West Road down into the southern east/west road. The hydraulic model estimates that through these measures the scheme is effective at reducing the maximum flood depths throughout Llanmaes across a range of small to large flood events. This is illustrated in Figure 7-1 in the FCA report (p. 30) and Appendix C, Figures D9 (24), (p. 25) and D9 (25) (p. 26) which show a reduction in maximum flood depths in the area around the Ramblers. Whilst the scheme provides an overall flood risk benefit to Llanmaes it is not possible to remove all flooding from the village and there remains a residual risk from surface water and Llanmaes Brook post scheme. During the 1% AEP + 30% Climate Change design event there is a reduction in maximum flood depths around ten Llanmaes from approximately 0.3m - 0.4m in the present day (baseline) to 0.1m - 0.2m once the scheme is built. This is a reduction in maximum flood depths of between 0.1m to 0.2m compared to the present (baseline) day estimates of flooding are considered to be able to be managed using property level protection.</p> <p>The culvert at Pond Villa forms part of the surface water drainage network in Llanmaes that outfalls into Llanmaes Brook. The hydraulic modelling takes a conservative approach and assumes that the surface water drainage network is at capacity and is therefore not explicitly included within the model. No comment can be made on flooding from this source however the scheme provides upstream storage which is designed to reduce the overall volume of water entering Llanmaes and reduce the burden on the existing surface water drainage network.</p> <p>The hydraulic model results show that the proposed scheme provides a reduction in maximum flood depths throughout Llanmaes across a range of storm events.</p> <p>The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding will be removed due to the large volume of water entering the village.</p> <p>At the southern end of Llanmaes, along the southern east/west road, there is a reduction in the maximum flood depths from ~0.4m (present day) to ~0.3m (with scheme in place) during a large design storm event (1% AEP + 30% Climate Change).</p> <p>The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective.</p> <p>Upstream storage designed as part of the scheme reduces the volume of water passing down West Road and Tyle House Close across all storm events and the road table at the West Road junction is designed to reduce overland flow passing onto the southern east/west road.</p> <p>Through reducing the amount of water entering the un-named watercourse that flows through Llanmaes it is anticipated that the burden on the surface water drainage network will be reduced.</p>
03/05/2021				<p>We are writing to you specifically about the plans for ditch 1 and ditch 2 on drawing 04.</p> <p>We own the land that ditch 2 passes through before it passes under the northern road (Signstone Lane). It has two agricultural access crosses (1 & 2) on the land.</p> <p>We have had discussions with officials and the designer about this ditch.</p> <p>Having now studied the plan and seen the extent that ditch 1 goes north on the other side of the road, we would like an explanation as to why ditch 2 cannot join ditch 1 in the gate way at the north of our property marked site compound access on sheet 04.</p> <p>This would have the advantage of:</p> <ol style="list-style-type: none"> 1. Shortening the ditch 2 by more than 100m 2. Saving agricultural land 3. Lessening the environmental impact. 4. Removing the need for 2 of the agricultural access points <p>2. Remove the need to compensate and rework as follows:</p> <p>If the under-road culvert were to be extended through the gate way to meet ditch 2 somewhere near the 10m agricultural access marked on sheet 04 it would do away with the need for this access point as well.</p> <p>Removing these access points as well as saving construction costs of six headlands would have less impact on ongoing maintenance.</p> <p>We expect there will be some minor level problems Ditch 1 may have to be deeper for longer going north. We are sure that reducing the length of ditch 2 will have very little impact on the flood prevention remit of the scheme.</p> <p>There may well be construction advantages as well, Signstone lane is straighter and wider at this point with better visibility.</p> <p>Richard and Alison Leach</p>	<p>Following evaluation of this option in the design stage, the existing ground levels did not allow for that path for ditch 2. This route would have required the principle of removing approx. 6,000m³ of water away from Llanmaes.</p>
03/05/2021				<p>please explain what safety precautions are to be implemented around the water storage ponds, in regard to public safety and in particular children's safety?</p>	<p>Adequate signage warning of the dangers during a flood event and where necessary safety barriers, safe access and egress should be provided. Temporary storage areas, bunds and ditches are designed to be at 1:3 and 1:5 to reduce these risks, however, the design of these assets considers that water will only be temporarily stored while the duration of the event. The flood storage areas are predominantly on private land and whilst the public right of way passes along Bund 2 and Bund 3 access to the fields is prohibited Compensatory vegetation planting will be implemented as part of the scheme though the main flood risk benefits are provided by the proposed flood storage areas.</p> <p>In summary:</p> <p>Temporary storage areas, bunds and ditches are designed to be at 1:3 and 1:5 to reduce these risks, however, the design of these assets considers that water will only be temporarily stored while the duration of the event.</p> <p>The flood storage areas are predominantly on private land and whilst a public right of way passes along Bund 2 and Bund 3, access to the fields is prohibited.</p> <p>Compensatory vegetation planting will be implemented as part of the scheme though the main flood risk benefits are provided by the proposed flood storage areas.</p> <p>Where considered necessary, adequate signage warning of the dangers during a flood event and safety barriers would be implemented.</p>
03/05/2021				<p>Dear Sir/Madam</p> <p>I am writing in regards to the flood alleviation scheme in Llanmaes Village ref 602160078.</p> <p>I would like to meet in person with the engineer/planner who designed this scheme.</p> <p>I need to understand exactly how the ditches, pipes etc are going to work upstream and behind my stables at [redacted].</p> <p>My concerns are very real as we experience high volumes of water run off behind my stables into the stream which has already caused the erosion of the banks and trees to fall. I also don't understand why a ditch is being considered on a slope which will surely increase the speed of the water run off plus erode the outer edge towards an unstable bank will cause faster erosion.</p> <p>I am disappointed that there isn't a single tree or hedge to be planted to help soak up water long term and create a more stable ground.</p> <p>No dam system has been put forward at the stream which has proven to work to slow down the velocity of the water.</p> <p>My telephone number [redacted]</p> <p>Please contact me to arrange a face to face meeting as soon as you receive this message as time is running out.</p>	<p>The primary function of the proposed scheme is to reduce the volume of water entering Llanmaes during a storm event through the implementation of upstream storage and diversion ditches. The hydraulic modelling shows that the flood bunds will store approximately 2000m³ in a small storm event and approximately 12,500m³ in the most extreme storm event (see FCA Table 7-2 p. 39) upstream of Llanmaes. The outfall of the flood bunds will be controlled using 0.3m diameter low flow pipes and is designed to slow the volume of water passing into the ditch to the north of the Village. This is illustrated in the reduction of the flow hydrograph shown in FCA figure 7-3 (p. 37) which is extracted from the ditch. Erosion control has been included on all fields to prevent instability on slopes and it is recognised that this is particularly important at Bund 2 outfall where the fall in elevation is relatively steep. (This was discussed at the site meeting held on 2021.05.13). Compensatory vegetation planting will be implemented and plans will be provided to the Planning Authority.</p> <p>In summary:</p> <p>The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches.</p> <p>The flood bunds will store approximately 2000m³ in a small storm event and approximately 12,500m³ in the most extreme storm event upstream of Llanmaes.</p> <p>The outfall of the flood bunds will be controlled using 0.3m diameter pipe and is designed to slow the volume of water passing into the ditch to the north of the Village.</p> <p>Erosion control has been included on all outfalls to prevent instability on slopes and it is recognised that this is particularly important at Bund 2 outfall where the fall in elevation is relatively steep. (This was discussed at the site meeting held on 2021.05.13).</p> <p>Compensatory vegetation planting will be implemented and plans will be provided to the Planning Authority.</p>
04/05/2021				<p>I am writing with regard to the proposals for the flood alleviation work for Llanmaes.</p> <p>I have watched the flood modelling video and would appreciate if some advice can be provided, in relation to a concern that I have with respect to the effects of the works proposed on the properties near the brook to the west and south of the church.</p> <p>The flow model shows the water moving down through the brook and spreading out across the land and gardens of the houses in this area. I can understand the principle which is being proposed, to divert the water across the land to the north of the village, thereby reducing the flow down Signstone lane and minimising the problems experienced in the centre of Llanmaes. I am left wondering however, whether these works will result in the problem being moved down to the area near the church. This is what the flow simulation appears to show.</p> <p>If the huge volume of water that I have seen cascade into the village previously from Signstone lane is diverted straight into the brook north of the village, what impact will this have on the area near the church?</p> <p>I would be obliged if you can advise what measures are being proposed to ensure, that should this work go ahead, this will not happen.</p> <p>Many thanks,</p> <p>[redacted]</p>	<p>The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches. The overland flow is intercepted in the fields to the north of Llanmaes and also diverted from Signstone Lane to reduce overland flow into Llanmaes Brook. The hydraulic model results show that the scheme provides an overall flood risk benefit to Llanmaes however, not all flooding could be removed due to the volume of water entering the village and flood risk from Llanmaes Brook.</p> <p>At the southern end of Llanmaes, near Llanmaes Brook there is a reduction in the maximum flood depths from ~0.5m (present day) to ~0.3m (with scheme in place) for a large design storm event (1% AEP + 30% Climate Change).</p> <p>The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective.</p> <p>The location of Bund 2 has been located to provide effective upstream storage whilst also minimising the impact on the surrounding fields.</p> <p>The scheme will be maintained by WGC to ensure the effective flood risk operation however each flood bund has an overflow pipe at a higher elevation to become activated in the event of a blockage to the low flow pipe.</p> <p>The removal of the culvert immediately upstream of the Village Green was explored in earlier stages of this project, however it was found that intercepting water in the upper catchment was the most effective way to reduce flooding in Llanmaes.</p> <p>Compensatory vegetation planting will be implemented and plans will be provided to the Planning Authority. (As discussed at site meeting 2021.05.13)</p> <p>It is recognised that overland flow from the field behind the Brook Farm development contributes to flooding in Llanmaes. Flood storage was explored in the field at earlier stages of this project and it was found that the storage volumes were relatively small compared to the other bund locations. Furthermore, to be effective the storage of water would need to be in close proximity (<30m) to the residential properties. It was agreed with WGC that this did not present a practical solution and the more effective upstream storage locations were taken forward.</p>
06/05/2021				<p>A solution to the longstanding flooding issues of our village and properties is long awaited. These plans are welcome and provide a scheme which sits well within the environment. Concerns are raised on some aspects of the modelling and reassurance is sought. A visit by ACCOM representative to site is welcomed to explore these concerns more closely.</p> <p>There is no mention of tree or shrub planting which would be beneficial in terms of softening the impact of the proposed works and provide additional water absorption and habitat for wildlife.</p> <p>How will the scheme be maintained to prevent debris causing blockages and is there a contingency for this?</p> <p>The field behind the [redacted] development (off Village Green Road) is known to contribute to floodwater along Village Green Road. There is no strategy in the plans to address this issue.</p> <p>Flood modelling 'X'</p> <p>Our property, The Croft, sits on the corner of the village green. The property sits low and is blighted by flood water during heavy rainfall. There is a concern that channeling all run off water from Village Green Road and West Road towards the village green, coupled with the run off from Signstone Lane, will increase the volume of water within Llanmaes Brook. Obviously there is a bottle neck effect where the brook runs under the road and it is feared this may cause a backing which may not be containable within the slope of the brook, thus creating a potential flooding risk to the property from the village green side, due to the low gradient.</p> <p>The addition of a raised road table on Village Green Road is welcomed, along with new swale. However, an area of particular concern is the watercourse which runs from the pump (where Village Green Road meets West Road). This watercourse is open but there is contained within a small bore pipe in a parrow along the edge of the village green. This area is known to block at several points along the course with debris brought down the watercourse from the fields. There is nothing on the plans to address this very important issue which contributes heavily to the floodwater issue. Regular maintenance is not enough to keep this watercourse clear. Many long term residents advise that when the watercourse was open along the entire length, there were no such flooding issues.</p>	<p>The proposed scheme is designed to reduce the volume of water entering Llanmaes during a storm event through the use of upstream storage and diversion ditches. Overland flow is intercepted in the fields to the north of Llanmaes and also diverted from Signstone Lane to reduce overland flow into Llanmaes Brook. The scheme provides an overall flood risk benefit to Llanmaes however, not all flooding could be removed due to the volume of water entering the village and flood risk from Llanmaes Brook.</p> <p>In the area around the Village Green, there is a reduction in the maximum flood depths from ~0.5m (present day) to ~0.3m (with scheme in place) for a large design storm event (1% AEP + 30% Climate Change).</p> <p>The maximum flood depths are anticipated to be reduced to a level whereby property level protection is considered effective.</p> <p>The location of Bund 2 has been located to provide effective upstream storage whilst also minimising the impact on the surrounding fields.</p> <p>The scheme will be maintained by WGC to ensure the effective flood risk operation however each flood bund has an overflow pipe at a higher elevation to become activated in the event of a blockage to the low flow pipe.</p> <p>The removal of the culvert immediately upstream of the Village Green was explored in earlier stages of this project, however it was found that intercepting water in the upper catchment was the most effective way to reduce flooding in Llanmaes.</p> <p>Compensatory vegetation planting will be implemented and plans will be provided to the Planning Authority. (As discussed at site meeting 2021.05.13)</p> <p>It is recognised that overland flow from the field behind the Brook Farm development contributes to flooding in Llanmaes. Flood storage was explored in the field at earlier stages of this project and it was found that the storage volumes were relatively small compared to the other bund locations. Furthermore, to be effective the storage of water would need to be in close proximity (<30m) to the residential properties. It was agreed with WGC that this did not present a practical solution and the more effective upstream storage locations were taken forward.</p>
21/05/2021				<p>Llanmaes Community Council Feedback for Village Flood Alleviation Scheme</p> <p>Please find below our comments and requests for further feedback following the publication of the consultation materials associated with the coming Planning Application.</p> <p>Firstly, we would like to congratulate the team from Acorn/Vale of Glamorgan Council for the impressive amount of work that has been carried out to get the project to the stage it is at today. It has been a long process and many of us have seen planning activities and been involved in discussions with various team members as the project progressed.</p> <p>Our main point in replying is to fully endorse and support the proposals. Llanmaes has needed this scheme for many years now and we face difficult winters every year when the main 'flooding season' happens generally from the end of October until the beginning of March. We're not qualified to judge the technical merits of the proposals but are very happy a more environmentally sustainable has been proposed compared to earlier drafts.</p> <p>On the specific point of the proposals on the Village Green which is in our ownership we would appreciate the chance to have a short discussion with representatives from the team to fully review and discuss the plan. Our concerns are maintaining the amenity value of the Village Green which is used for Community Events and preserving the integrity of the grass surface to ensure it is as far as possible obstacle to vehicles driving on the grass from the busy passing road is maintained. Looking at the specific plan this appears to be the case.</p> <p>We look forward to further discussions and the timely progression of this project.</p>	<p>Meeting to be considered once covid regulations allow for</p>

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