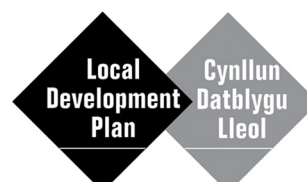


Hearing
Session
24

New Allocations

24th January 2017

Vale of Glamorgan Council Examination Statement



Hearing Session 24: New Allocations

Site MG2 (11) Land to the west of Pencoedtre Lane

- **What is the size of the site / How many units proposed?**

The site as extended (MAC 42 / Map MAC02) measures 4.45 hectares and has been allocated for 137 dwellings at a density of 31 dwellings per hectare. This represents an increase from the 1.3 hectares site (providing 40 dwellings) that was included within the deposit plan.

The anticipated level of development is considered to be realistic having regard to the need to make most efficient use of land but avoiding over-development which could have a negative impact on the surrounding area. Details of layout, scale, form, height and density will be addressed within development proposals through the planning application process, which will respond to the local character and context of the built environment and landscape setting, whilst promoting the efficient use of land and developing at highest practicable densities.

- **What is current status of the land?**

The site is a greenfield site currently comprising two separate but adjoining parts, within the settlement of Barry. The original allocation comprised a 1.21 hectare greenfield site which is owned by the Council and is not currently being used. The later addition is a 3.24 hectare site directly adjacent to the west which is Council owned land within the grounds of the existing Bryn Hafren Comprehensive School. This part of the site forms part of the school grounds and includes a sports pitch area and other incidental playing space. As part of the Council's review of Secondary School provision in Barry, this area has been identified as surplus to the school's requirements and its disposal for development would facilitate reinvestment in the school's facilities. There is no relevant planning history for this land. It was not promoted through the call for candidate sites as it has only recently been identified as surplus to requirements by the Local Education Authority.

- **Would the allocation contribute towards the Plan's aims, objectives and overall spatial strategy?**

Yes. The site is a non-strategic greenfield site allocated for residential development within the Plan. The housing allocation will make an important contribution towards achieving the aims and objectives of the Plan by bringing forward a significant number of new homes which are needed in the Vale of Glamorgan over the Plan period (Objectives 1 and 7 refer).

LDP Hearing Session 24: Vale of Glamorgan Council Statement

The development of this residential site will provide for affordable and family housing and help towards providing a range and choice of new homes offering different tenures, types and locations to meet Objective 7. In addition, the site will contribute towards the development of sustainable communities, reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and in turn seek to ensure that development makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change (Objectives 1, 3 and 2 refer respectively). The allocation will also help to support the retention of existing services and facilities in the vicinity (Objective 5 refers).

The LDP Strategy is: “To promote development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development.”

The spatial strategy seeks to promote a significant number of new development opportunities in the key settlement of Barry in recognition of its role both locally and regionally. Barry is the largest settlement in the Vale and is the administrative centre of the authority. It benefits from strategic road and rail links and is also an important hub for social and economic activity. The site is located within the settlement boundary close to a range of services and facilities capable of serving its residents and accessible by a range of transport modes.

- **Are there any significant constraints/ barriers that would impact upon delivery or associated problems that would make the allocation of the site unacceptable?**

No significant constraints or barriers have been identified which would prevent the development of the site.

The Council’s Highway engineers have advised that a suitable safe access is required which conforms to current design criteria and that future planning applications will need to be supported by a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures which alleviate any detrimental impact the development will have on the local highway network and associated highway junction. The site fronts Port Road (A4050) to the north and Pencoedtre Lane to the east which exits onto Port Road via a traffic light junction. Therefore there are various options available for access which will need to be considered at planning application stage.

LDP Hearing Session 24: Vale of Glamorgan Council Statement

The Council's drainage engineers have advised that there is no watercourse available for the discharge of surface water within the immediate vicinity of the site and consideration of surface water disposal and management will therefore need to be assessed. Any prospective developers should in the first instance investigate the suitability of soakaways for the disposal of surface water run-off and ensure that an assessment is carried out into the potential of disposing of surface water by means of a suitable drainage system.

Natural Resources Wales (NRW) has advised that a European Protected Species has been recorded in the vicinity of the site and that an ecological assessment will be required in support of any future planning application. NRW have also advised that they should be consulted given its location next to the Barry Woodlands SSSI and mature trees and hedgerows which are likely to host protected species such as bats.

Dŵr Cymru Welsh Water (DCWW) has advised that the site is crossed by a 36" strategic trunk water main and a 450 mm trunk water main in the northern part of the site and a 125 mm distribution main in the eastern part of the site (see plan at Appendix A) for which protection measures in the form of easement widths and / or diversions will be required which can be provided through appropriate layout and design. However, the local sewer network is too small to accommodate the foul flows from this development. A hydraulic modelling assessment will be required to establish a point of connection to the public sewer system and / or any improvement work required. The Cog Moors WwTW can accommodate the foul flows from this proposed allocation.

Glamorgan Gwent Archaeological Trust have advised that an archaeological assessment of the site will be required and that certain parts of the site may be required to be retained as open space in order to protect archaeological features.

None of these matters are considered to represent significant constraints or barriers to the future development of the site.

- **What are the timescales proposed?**

The Council's Revised Housing Land Supply Trajectory Background Paper (September 2016) prepared in response to LDP Hearing Session 2 and 3: Action Points 4, 6, 7, 8, 9 and 10, indicates that development of the site will commence in 2019/20 with completion anticipated by 2023/24.

Site MG2 (XXA) Former Eagleswell Primary School, Llantwit Major

- **What is the size of the site / how many units proposed?**

The 2.41 hectare site is allocated for 72 units and will deliver a site density of 30 dwellings per hectare. Affordable housing will be delivered in accordance with the requirements of Policy MG4. The site is situated within a residential area and the proposed level of development is considered to be consistent with that in the surrounding area and does not constitute an over development of the site. Details of Layout, scale, form, height and density will be addressed within development proposals in order to respond to the local character and context of the built environment and landscape character, whilst promoting the efficient use of land and developing at the highest practicable densities.

- **What is current status of the land?**

The 2.4 hectare site is a brownfield site is currently vacant having been last used as a primary school. The Council owned site was declared surplus to educational requirements at the Council's Cabinet meeting of the 26th January 2015 (Appendix A)(Cabinet Minute C2616(1) refers). The previous primary school was relocated to the Llantwit Major Learning Community during the autumn of 2016.

On the 31st October 2016, the Council's Cabinet resolved (Cabinet Minute C3346) resolved to market the site for disposal. Following this resolution, the Council's Project Board has instructed agents to market the site for residential use and the aim is to launch the marketing exercise early in 2017.

- **Would the allocation contribute towards the Plan's aims, objectives and overall spatial strategy?**

Yes. Llantwit Major is identified as a Service Centre Settlement within the LDP settlement hierarchy i.e. a settlement which has good public transport provision, local employment opportunities, established town centre and a wide range of cultural, educational and community facilities. These settlements serve the daily needs of the local residents and act as important hubs for those living in nearby smaller settlements. The strategy seeks to accommodate growth in sustainable settlements like Llantwit Major in order to maximise the opportunities for sustainable regeneration, to favour new local services and to encourage the use of sustainable travel modes. The allocation site is therefore considered to be consistent with the strategy.

The site is a non-strategic site allocated for residential development within the Plan. The housing allocation will make an important contribution towards achieving the aims and objectives of the Plan by bringing forward a significant number of new homes which are needed in the Vale of Glamorgan over the Plan period (Objectives 1 and 7 refer). The development of this residential site will also provide affordable and family housing and help towards providing a range and choice of new homes in the Llantwit Major / St. Athan area offering different tenures, types and locations to meet Objective 7. In addition, the site will contribute towards the development of sustainable communities, reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and in turn seek to ensure that development makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change (Objectives 1, 3 and 2 refer respectively). The allocation will also help to support the retention of existing services and facilities in the vicinity (Objective 5 refers).

- **Are there any significant constraints/ barriers that would impact upon delivery or associated problems that would make the allocation of the site unacceptable?**

No significant constraints or barriers have been identified which would affect the development of the site.

The Council's Highway Engineers have advised that future planning applications must be supported by a comprehensive and robust Transport Statement that evaluates and determines mitigation measures to alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

The Council's ecologist has advised that future development proposals should be accompanied by an ecological appraisal in order to assess any impacts upon biodiversity and NRW is aware that a European protected species has been recorded in the vicinity of the site and an ecological assessment will be required in support of any future planning application.

Dŵr Cymru Welsh Water (DCWW) has advised that a water supply can be made available to service the proposed development site; however off-site mains may be required. DCWW have advised that while no problems are envisaged with the public sewerage system for domestic foul discharge from this proposed development, additional off-site sewers may be required. The site is served by the Llantwit Major Welsh Water Treatment Works for which there are no issues in accommodating the foul only flows.

- **What are the timescales proposed?**

The Council's Revised Housing Land Supply Trajectory Background Paper (September 2016) prepared in response to LDP Hearing Session 2 and 3: Action Points 4, 6, 7, 8, 9 and 10, indicates the site will commence in 2020/21 and be completed by 2022, which is considered to be realistic given the marketing of the site is due to commence in early 2017.

Site MG2 (23) Land at Upper Cosmeston Farm, Lavernock

- **What is the size of the site / How many units proposed?**

The site is 22.2 hectares and is allocated for 576 units at a gross density of approximately 26 dwellings per hectare. The reduced density reflects the provision of a new primary and nursery school and community use (approx. 1 hectare), 1 hectare of strategic public open space (in addition to children's play space) and approximately 1 hectare of the site being former railway embankment / footway running north-south through the site that is unlikely to be developed and should be retained as a connection corridor.

The allocation represents an increase from the 7.8 hectares site included in the Deposit Plan. The site is relatively level and could be accessed from Lavernock road. The anticipated level of development is considered to be realistic having regard to the need to make most efficient use of land but avoiding over-development which could have a negative impact on the surrounding area.

Details of layout, scale, form, height and density will be addressed within development proposals through the planning application process, which will respond to the local character and context of the built environment and landscape setting, whilst promoting the efficient use of land and developing at highest practicable densities.

- **What is current status of the land?**

This is a greenfield site located immediately to the south of the Service Centre settlement of Penarth in the area known locally as Lavernock. The site was promoted as part of a larger a candidate site submitted in the initial call for candidate sites in 2007 (referenced 2449/CS1). The Council have not yet received a formal planning application for the delivery of residential dwellings on this site. However, the Council have been in initial discussions with the landowner who have confirmed they maintain an interest for bringing the site forward for residential development during the Plan period. Matters Arising Changes representations have been submitted which seek the further extension of the site to the south to include the existing farm and immediate surroundings at Lower Cosmeston Farm. However, the Council does not consider this is necessary as it has already made suitable provision for housing to meet the needs identified in the Plan.

- **Would the allocation contribute towards the Plan's aims, objectives and overall spatial strategy?**

LDP Hearing Session 24: Vale of Glamorgan Council Statement

Yes. The site is one of a number of non-strategic sites allocated for residential development, including a school and strategic open space, within the Plan. The housing allocation will make an important contribution towards achieving the aims and objectives of the Plan by bringing forward a significant number of new homes which are needed in the Vale of Glamorgan over the Plan period (Objectives 1 and 7 refer). The development of this residential site will also provide for affordable and family housing and help towards providing a range and choice of new homes in the Penarth area offering different tenures, types and locations to meet Objective 7. In addition, the site will contribute towards the development of sustainable communities, reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and in turn seek to ensure that development makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change (Objectives 1, 3 and 2 refer respectively). The allocation will also help to support the retention of existing services and facilities in the vicinity and make provision for a new primary school under Policy MG 6 (Objective 5 refers).

The LDP Strategy states “To promote development opportunities in Barry and the South East Zone. The St. Athan area to be a key development opportunity and Cardiff Airport a focus for transport and employment investment. Other sustainable settlements to accommodate further housing and associated development.” The site is located within Penarth which is identified within the Plan as a Service Centre Settlement within the settlement hierarchy i.e. a settlement which has good public transport provision, local employment opportunities, established town centre and a wide range of cultural, educational and community facilities.

These settlements serve the daily needs of the local residents and act as important hubs for those living in nearby smaller settlements. The strategy seeks to accommodate growth in these sustainable settlements in order to maximise the opportunities for sustainable regeneration, to favour new local services and to encourage the use of sustainable travel modes. Furthermore, the site is located within the ‘South East Zone’ of LDP Strategy where development opportunities such as this should be promoted. As such Penarth represents a “sustainable settlement” able to accommodate further housing and associated development and this allocation is consistent with the plan’s strategy.

- Are there any significant constraints/ barriers that would impact upon delivery or associated problems that would make the allocation of the site unacceptable?

There are no significant constraints to the development of the site and any future development would be subject to a development brief in order to ensure a comprehensive approach to development and the provision of infrastructure. Development of the site will require 1 hectare of land to be safeguarded to provide for a new primary and nursery school.

The Council's Highway engineers have advised that future development proposals should be supported by a robust Transport Assessment which evaluates and determines mitigation measures that alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

The 1979 Agricultural Land Classification South Glamorgan Sub-Division map indicates that the land is Grade 3b, i.e. not the best or most versatile agricultural land.

The north east part of the site has a small area of minor surface water flooding (see plan below) that would not affect the delivery of the development.



LDP Hearing Session 24: Vale of Glamorgan Council Statement

A designated main river runs in the vicinity of the site and consultation with Natural Resources Wales (NRW) will be required to determine the suitability of the main river to accept any proposed surface water run-off. Prospective developers should, in the first instance, investigate the suitability of the use of soakaways for the disposal of surface water run-off. The developer should ensure that an assessment is carried out into the potential for disposing of the surface water by means of a suitable drainage system. If infiltration drainage is not viable then flows off-site will require attenuation to Greenfield Runoff Rates to avoid detriment off-site.

NRW have stated that a protected plant species (the Broad-leaved Spurge) has been recorded in fields immediately south of the site. As a declining species NRW have advised that suitable provision is made for its survival within and around development. They also advised that the site is within close proximity to the Cosmeston Lakes Site of Special Scientific Interest (SSSI) and the Penarth Coast SSSI. NRW and the Council's ecologist will therefore need to be consulted on any future planning application to ensure that there is no detriment to known ecological resources. Given the sites proximity to the coast, a project level Habitats Regulation Assessment may be required due to the proximity to the Severn Estuary SAC, SPA & Ramsar and this will need to be discussed with NRW at planning application stage.

The eastern part of the proposed allocation includes the Cosmeston No.1 Old Tip dormant mineral site previously used as a landfill. However, it is considered highly unlikely that this quarry will be worked in the future and the Council is seeking to serve a Prohibition Order on the site under Policy MG22 within the LDP. The risk of contamination from the historic landfill is considered to be low; consultation with NRW has advised that a Preliminary Risk Assessment may be required prior to the determination of any future planning application. This will need to detail the location of the historical landfill and what impact development on the landfill would have on controlled water. NRW have advised applicants should be aware of the relevant guidance "Guiding Principles for Land Contamination" (2016).

Dŵr Cymru Welsh Water (DCWW) has advised that the site is crossed by a strategic foul sewer and a 3" trunk water main (shown at Appendix B) for which protection measures in the form of an easement and/or diversion will be required. DCWW have stated there are no issues providing a supply of clean water or the public sewerage network accommodating the foul only flows on the site but have advised off site mains and off site sewers may be required. The site would be served by DCWW's Cog Moors WwTW which would have no issues accommodating the foul only flows.

LDP Hearing Session 24: Vale of Glamorgan Council Statement

The site is adjacent to the Cosmeston shrunken medieval village. Glamorgan Gwent Archaeological Trust (GGAT) have stated there is a strong possibility that further medieval archaeology will be present on the site. Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation of the site will be required and that some parts of the site may need to be retained as open space in order to protect archaeological features.

None of these matters are considered to represent significant constraints or barriers to the future development of the site.

- **What are the timescales proposed?**

The Council's Revised Housing Land Supply Trajectory Background Paper (September 2016)(Appendix C) prepared in response to LDP Hearing Session 2 and 3: Action Points 4, 6, 7, 8, 9 and 10 indicates that development of the site will commence in 2019 - 20 with completion anticipated by 2024 - 25.

Site MG2 (XXB) Land adjacent to Oak Court, Penarth

- **What is the size of the site / how many units proposed?**

The 4 hectare site is allocated for 145 units. Approximately 0.5 hectares of the site is expected to deliver 'extra care' accommodation to meet an identified need in the area, the remaining 3.5 hectares will deliver approximately 105 units at a site density of 30 dwellings per hectare. Affordable housing will be delivered in accordance with the requirements of Policy MG4.

The proposed use is considered to be compatible with the uses in the surrounding area and that the level of housing proposed is appropriate and of a scale and density that is consistent with that in the surrounding area and would not constitute an over development of the site.

Details of Layout, scale, form, height and density will be addressed within development proposals in order to respond to the local character and context of the built environment and landscape character, whilst promoting the efficient use of land and developing at the highest practicable densities.

- **What is current status of the land?**

The site is located on greenfield land to the west of Penarth within the settlement of Penarth. Previously the site has been included within the application site boundary for outline planning application 1993/01129/OUT which was granted permission in 1997 for residential development. Since the original permission was approved various parcels of land included in the permission have come forward and been developed, including the land immediately to the south of the proposed allocation. Currently the site (referred to as site parcels N2 and N3) is the last part of the site yet to be developed from the original application. There is no recent planning history for the site. The site is part owned by the Council and part by Welsh Church Act estates. As part of a recent internal review of the Council's 'Housing' land, the site has been identified as a potential development site that can be delivered during the plan period.

- **Would the allocation contribute towards the Plan's aims, objectives and overall spatial strategy?**

The spatial strategy seeks to promote new development opportunities within the South East Zone, which accommodates the majority of the Vale of Glamorgan's population and which benefits from a wide range of services and facilities including a choice of sustainable transport links to Cardiff, Bridgend and the wider region. The site is located within Penarth

which is identified within the LDP settlement hierarchy as a service centre settlement within the south east zone. These settlements serve the daily needs of the local residents and act as important hubs for those living in nearby smaller settlements. The strategy seeks to accommodate growth in these sustainable settlements in order to maximise the opportunities for sustainable regeneration, to favour new local services and to encourage the use of sustainable travel modes. Furthermore, the site is located within the 'South East Zone' of LDP Strategy where development opportunities such as this should be promoted. As such Penarth represents a "sustainable settlement" able to accommodate further housing and associated development and this allocation is consistent with the plan's strategy.

The site is one of a number of greenfield, non-strategic sites allocated for residential development within Policy MG2 of the Plan. The housing allocation will make an important contribution towards achieving the aims and objectives of the Plan by bringing forward a significant number of new homes which are needed in the Vale of Glamorgan over the Plan period (Objectives 1 and 7 refer). The development of this residential site will provide for affordable and family housing and help towards providing a range and choice of new homes offering different tenures, types and locations to meet Objective 7 in addition to providing additional extra care facilities. In addition, the site will contribute towards the development of sustainable communities, reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and in turn seek to ensure that development makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change (Objectives 1, 3 and 2 refer respectively). The allocation will also help to support the retention of existing services and facilities in the vicinity (Objective 5 refers).

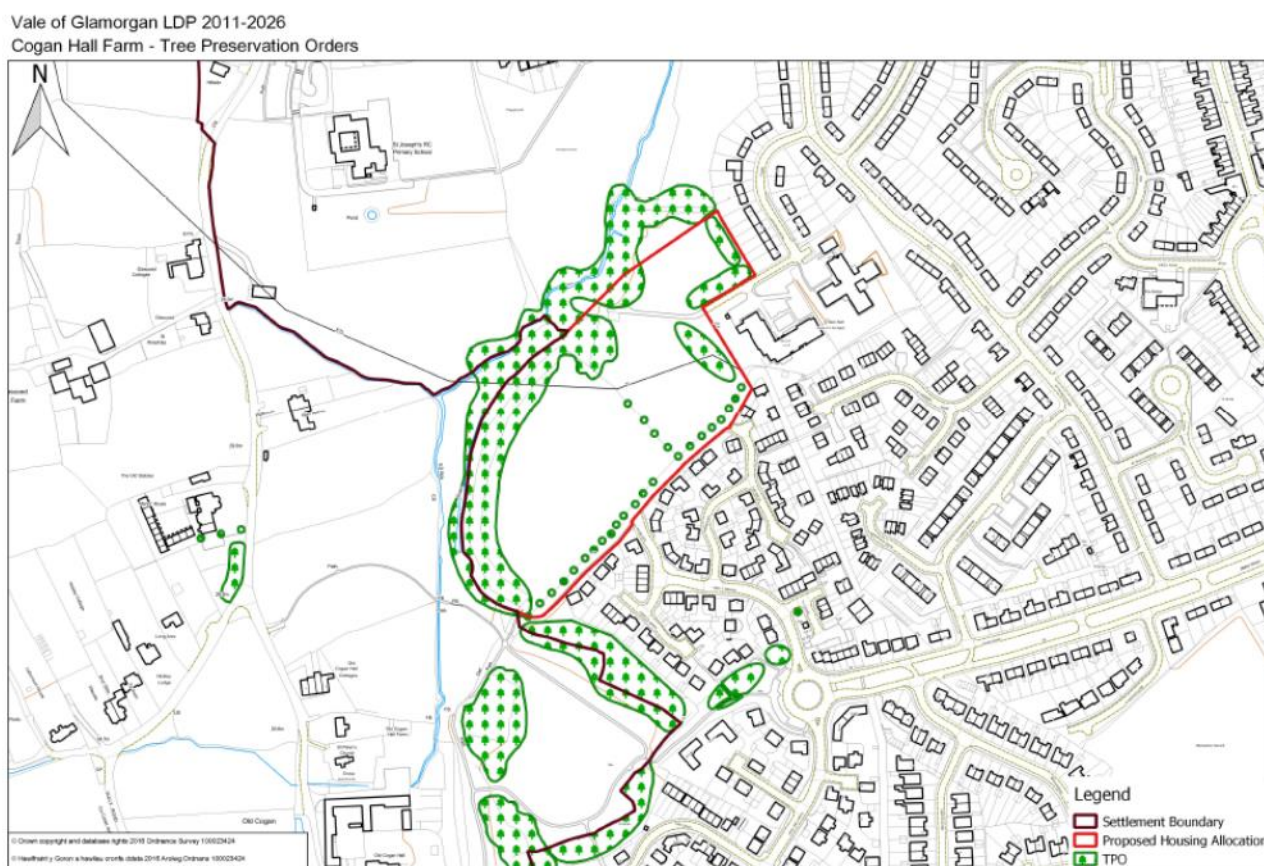
- **Are there any significant constraints/ barriers that would impact upon delivery or associated problems that would make the allocation of the site unacceptable?**

No significant constraints or barriers have been identified which would affect the development of the site.

The Highway Authority have advised that safe vehicular access to the site can be achieved via Myrtle Close and Oak Court (which is also in the Council's ownership) or otherwise via the housing estate to the south of the site. The Council's Highway Engineers have advised that future planning applications must be supported by a comprehensive and robust Transport Assessment that evaluates and determines mitigation measures to alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

LDP Hearing Session 24: Vale of Glamorgan Council Statement

The 1979 Agricultural Land Classification south Glamorgan Sub-Division map indicates as being a mixture of Grade 3b and 3c, not the best or most versatile agricultural land. A linear TPO crosses the north, east and west boundary of the site as well as some individual trees in the middle of the site (see plan below). However this is not likely to be a significant issue for the sites development. No European, national or other local ecological designations apply to this site.



Dwr Cymru Welsh Water (DCWW) has indicated that there are no issues in providing a supply of clean water to the site. There are no issues in the public sewerage network accommodating the foul only flows from the site. However, the site is traversed by a 150mm public foul sewer, 100mm foul rising main and a foul Sewerage Pumping Station (SPS) all in the northern part of the site for which protection measures will be required in the form of diversions or easement widths for the sewer and rising main, and a cordon sanitaire for the SPS (see Appendix C). The site is served by the Cog Moors WwTw for which there are no issues in accommodating the foul only flows.

The site is within close proximity (15m) to the Cogan Deserted Medieval Village to the south of the site, listed as a scheduled monument. Therefore the views of CADW and the Glamorgan-Gwent Archaeological Trust should be sought at the planning application stage.

LDP Hearing Session 24: Vale of Glamorgan Council Statement

The Council's Conservation Officer has recommended that a Heritage Assessment is undertaken at planning application stage to fully understand the effect of the development upon the adjacent scheduled monument, but does not object to the principle of the housing allocation.

- **What are the timescales proposed?**

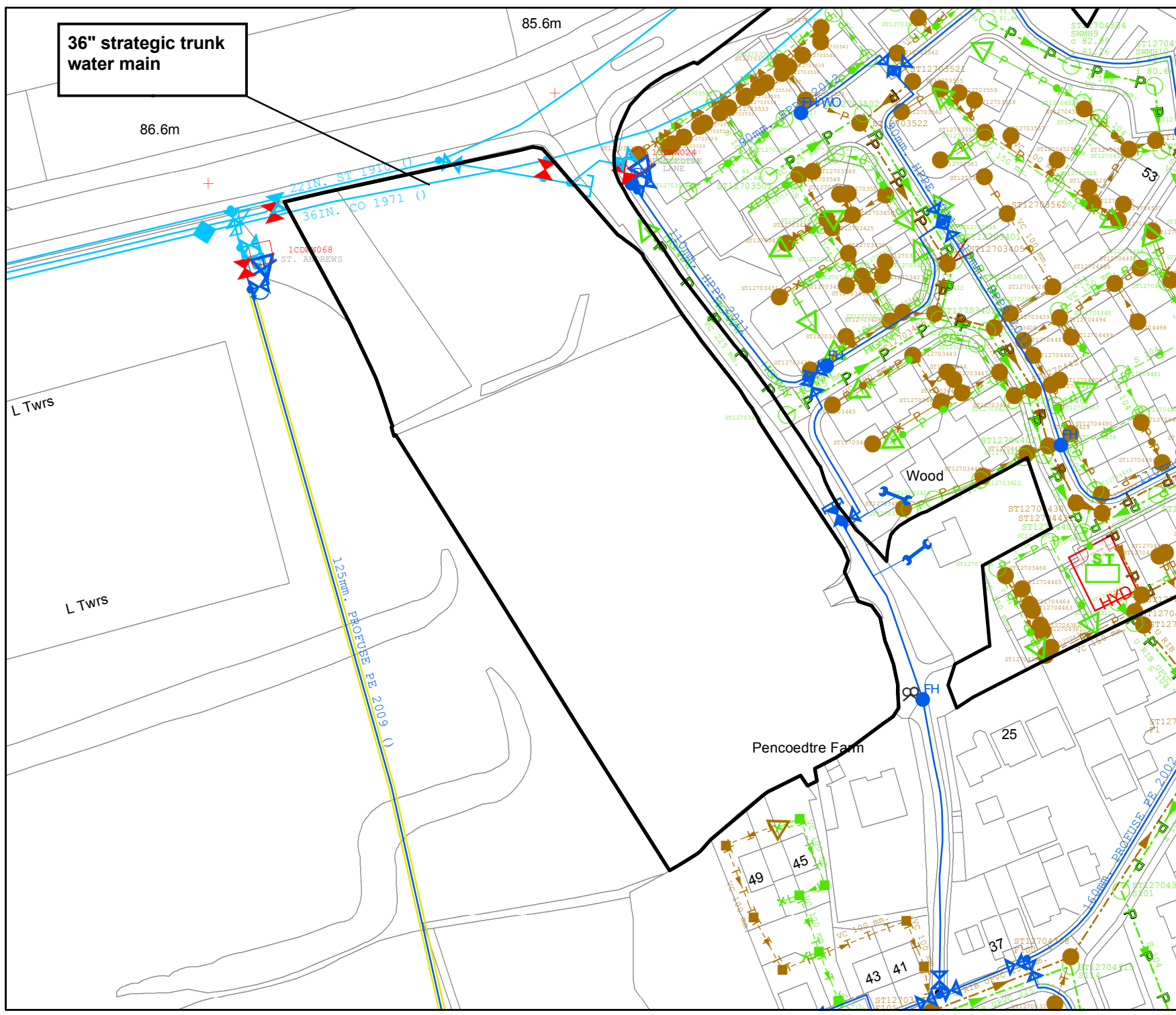
The Council's Revised Housing Land Supply Trajectory Background Paper (September 2016) prepared in response to LDP Hearing Session 2 and 3: Action Points 4, 6, 7, 8, 9 and 10, indicates that development of the site will commence during 2022/23 and be completed by the end of the plan period delivering approximately 40 dwellings per annum.

Appendix A – DCWW Plan for site MG2(11) West of Pencoedtre Lane
(Deposit Plan Boundary & Proposed Extension)

36" strategic trunk water main

86.6m

85.6m



**Dŵr Cymru
Welsh Water**

**MG2(11) Land to the west of
Pencoedre Lane, Barry**



LEGEND

| | | | |
|--|----------------------------|--|-------------------------|
| | Sluice Valve | | Gravity Sewer |
| | Air Valve SINGLE | | Rising Main |
| | Tap | | Outfall |
| | Pressure Reducing Valve | | Pumping Station |
| | Meter | | Lampole |
| | Bulk Meter | | Combined Sewer Overflow |
| | Fire Hydrant | | Special Purpose Chamber |
| | Cap | | Treatment Works |
| | Non Dwr Cymru Main | | Lateral Drain |
| | Existing Distribution Main | | Private Sewer Transfer |
| | | | Inspection Chamber |

NB: Sewer symbol colour indicates the sewer type.
 RED - Combined
 GREEN - Surface Water
 BROWN - Foul

Notes:

-- Type notes here --
 --- Remembering to manually add line breaks ---

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Cŵl gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

Reproduced by permission of Ordnance Survey on behalf of
 HMSO. © Crown copyright and database right 2008.
 All rights reserved.
 Ordnance Survey License number 100019534.

Map Ref: 312295, 170427
 Map scale: 1:1,250
 Printed by: C004913
 Printed on: 18/05/2016

Bryn Hafren, Barry



LEGEND

| | | | |
|--|----------------------------|---|--------------------------------------|
| | Sluice Valve | | Gravity Sewer |
| | Air Valve SINGLE | | Rising Main |
| | Tap | | Outfall |
| | Pressure Reducing Valve | | Pumping Station |
| | Meter | | Lamphole |
| | Bulk Meter | | Combined Sewer Overflow |
| | Fire Hydrant | | Special Purpose Chamber |
| | Cap | | Treatment Works |
| | Non Dwr Cymru Main | | Private Sewer Transfer Lateral Drain |
| | Existing Distribution Main | | Inspection Chamber |
| | | NB: Sewer symbol colour indicates the sewer type. | |
| | | RED - | Combined |
| | | GREEN - | Surface Water |
| | | BROWN - | Foul |

Notes:

- Type notes here --
- Remembering to manually add line breaks --

Whilst every reasonable effort has been taken to correctly record the pipe material (other than Asbestos Cement or Pitch Fibre) there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

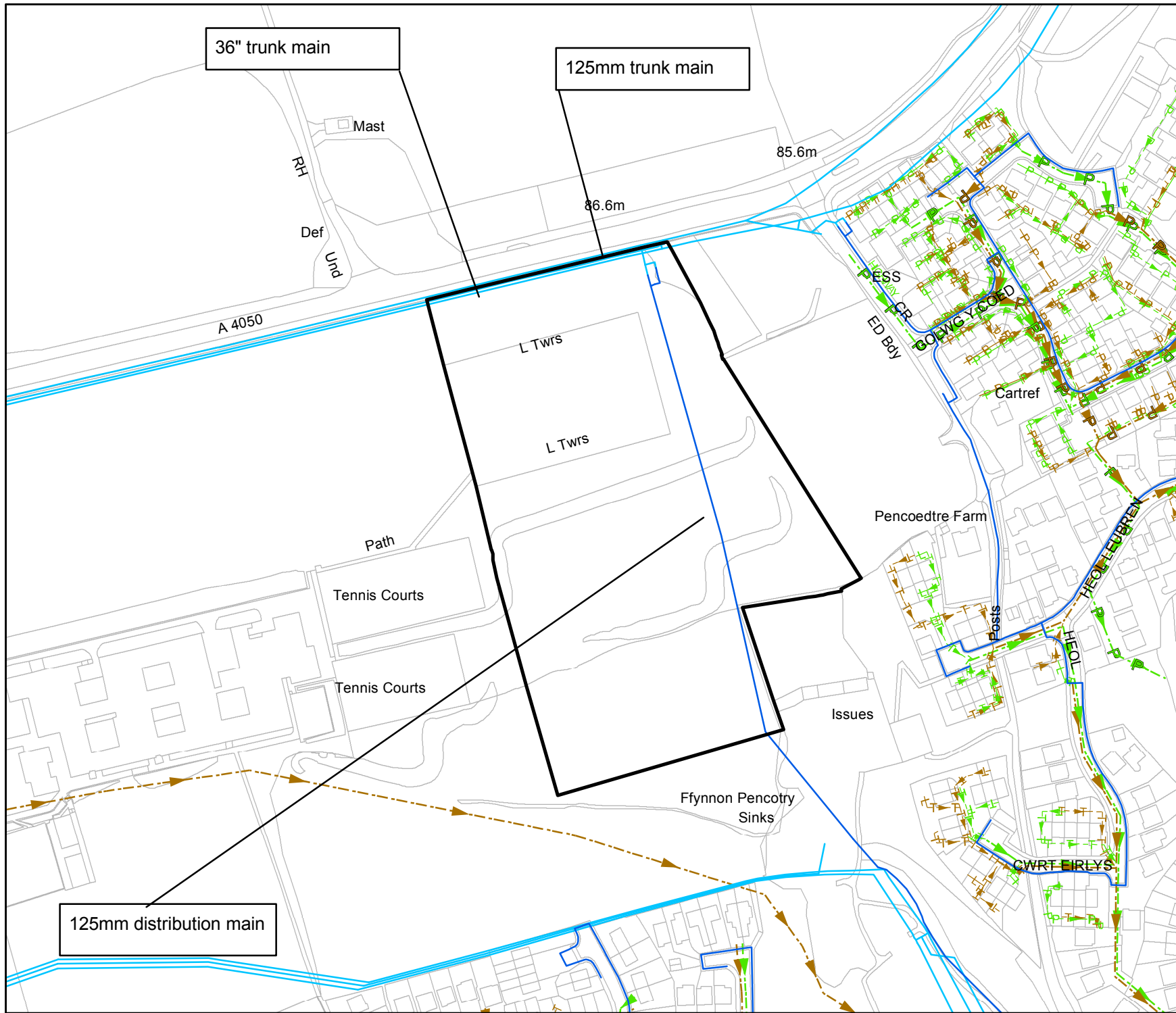
Dwr Cymru Cymru gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2008. All rights reserved. Ordnance Survey License number 100019534.

Map Ref: 312184, 170372
 Map scale: 1:2,500
 Printed by: C004913
 Printed on: 17/06/2016



36" trunk main

125mm trunk main

125mm distribution main

Mast

RH

Def

Und

A 4050

L Twrs

L Twrs

Path

Tennis Courts

Tennis Courts

Issues

Ffynnon Pencotry Sinks

Pencoedre Farm

Cartref

CWRT HIRLYS

85.6m

86.6m

ED BOY

ESS

CR

GOEWCYBOLD

Posts

HEOL LLEUBREN

HEOL

Appendix B – DCWW Plan for site MG2(23) Upper Cosmeston Farm,
Lavernock



Dŵr Cymru
Welsh Water

Upper Cosmeston Farm, Penarth



LEGEND

| | | | |
|--|----------------------------|--|-------------------------|
| | Sluice Valve | | Gravity Sewer |
| | Air Valve SINGLE | | Rising Main |
| | Tap | | Outfall |
| | Pressure Reducing Valve | | Pumping Station |
| | Meter | | Lamphole |
| | Bulk Meter | | Combined Sewer Overflow |
| | Fire Hydrant | | Special Purpose Chamber |
| | Cap | | Treatment Works |
| | Non Dwr Cymru | | Private Sewer Transfer |
| | Existing Distribution Main | | Lateral Drain |
| | | | Inspection Chamber |

NB: Sewer symbol colour indicates the sewer type.
 RED - Combined
 GREEN - Surface Water
 BROWN - Foul

Notes:

- Type notes here --
- Remembering to manually add line breaks --

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

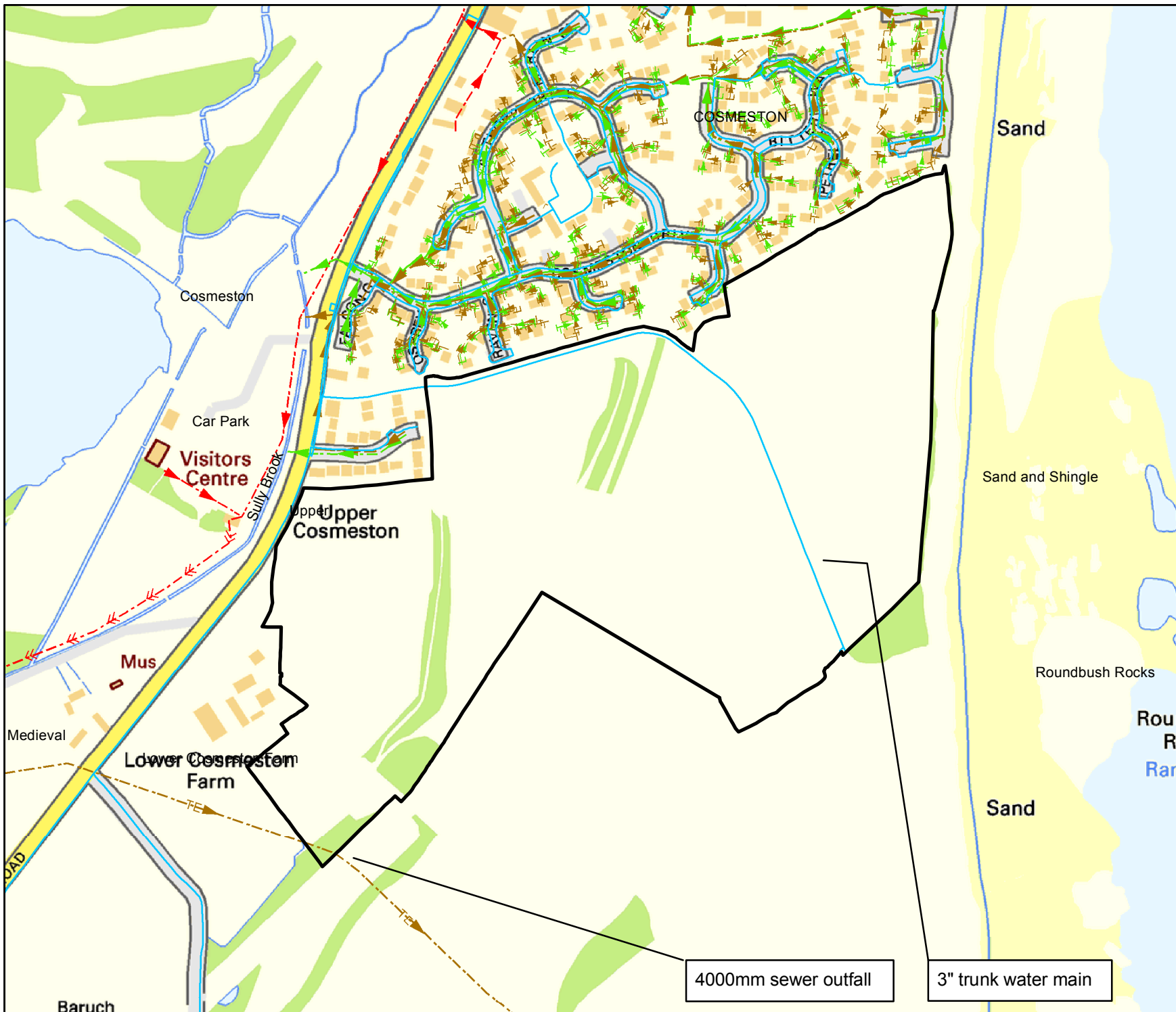
Dŵr Cymru Cŵf gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

Reproduced by permission of Ordnance Survey on behalf of
 HMSO. © Crown copyright and database right 2008.
 All rights reserved.
 Ordnance Survey License number 100019534.

Map Ref: 318258, 169132
 Map scale: 1:5,000
 Printed by: C004913
 Printed on: 13/09/2016

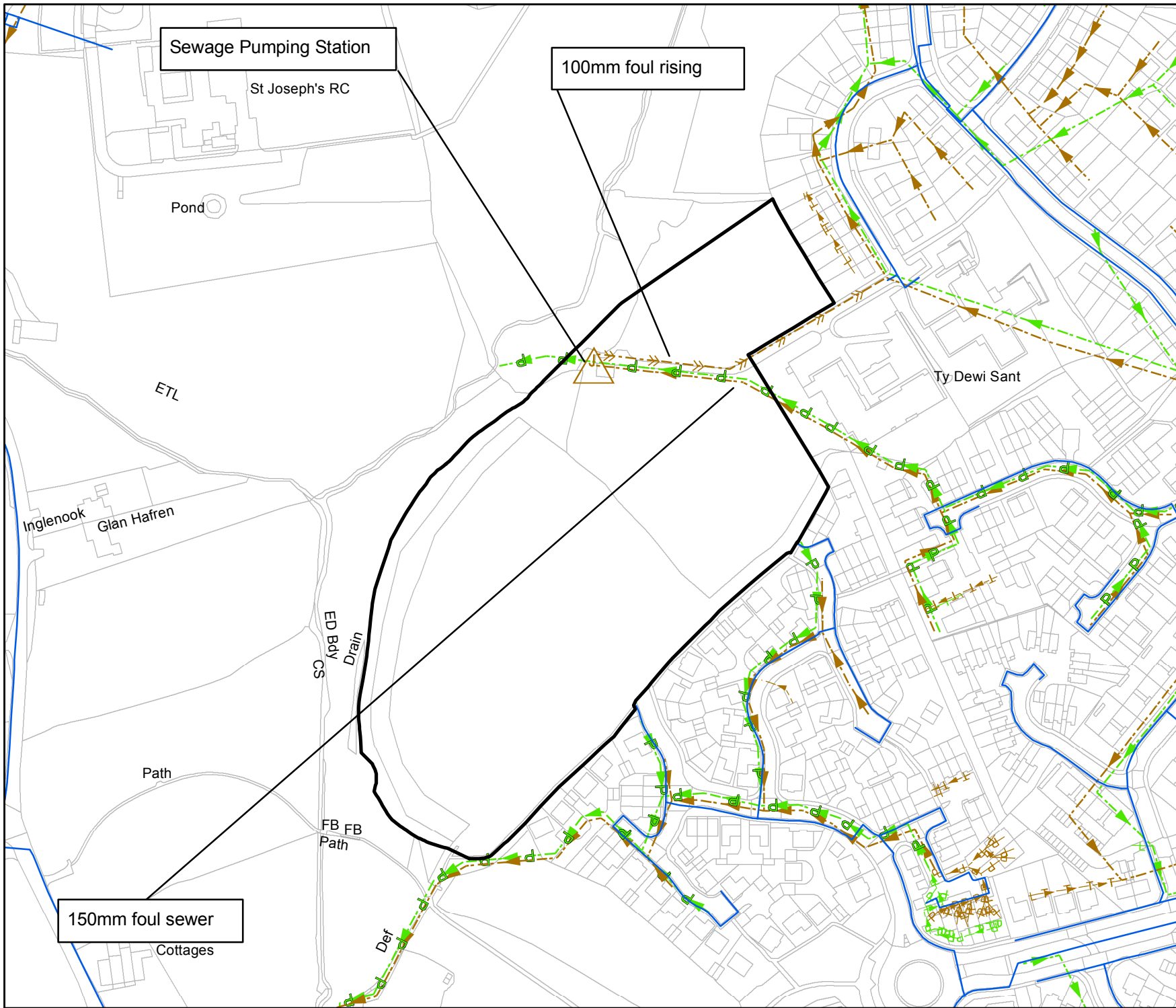


4000mm sewer outfall

3" trunk water main

Baruch

Appendix C – DCWW Plan for site MG2(XXB) Cogan Hall Farm, Penarth



Dŵr Cymru
Welsh Water

Cogan Hall Farm,
Penarth



LEGEND

- | | | | |
|--|----------------------------|--|-------------------------|
| | Sluice Valve | | Gravity Sewer |
| | Air Valve SINGLE | | Rising Main |
| | Tap | | Outfall |
| | Pressure Reducing Valve | | Pumping Station |
| | Meter | | Lamphole |
| | Bulk Meter | | Combined Sewer Overflow |
| | Fire Hydrant | | Special Purpose Chamber |
| | Cap | | Treatment Works |
| | Non Dwr Cymru Main | | Private Sewer Transfer |
| | Existing Distribution Main | | Lateral Drain |
| | | | Inspection Chamber |
- NB: Sewer symbol colour indicates the sewer type.
 RED - Combined
 GREEN - Surface Water
 BROWN - Foul

Notes:

- Type notes here --
- Remembering to manually add line breaks --

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

Dŵr Cymru Of gives this information as to the position of its underground apparatus by way of general guidance only on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the Company's apparatus and any onus of locating the apparatus before carrying out any excavations rests entirely on you. It must be understood that the furnishing of the information is entirely without prejudice to the provision of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

**EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE.**

Reproduced by permission of Ordnance Survey on behalf of
 HMSO. © Crown copyright and database right 2008.
 All rights reserved.
 Ordnance Survey License number 100019534.

Map Ref: 317084, 170855
 Map scale: 1:2,500
 Printed by: C004913
 Printed on: 17/06/2016