

18 March 2020



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VIA PLANNING PORTAL: PP-08584198

Dear Chris,

Coed Darcy 2005/0393 – Further Details Pursuant to Condition 22 (Surface Water Drainage Strategy – Catchments 2, 3, 4 and 5)

As you will be aware, condition 22 of the outline planning permission for Coed Darcy requires that prior to the start of any works on Catchments 2, 3, 4 and 5 (as identified in Figure 4.3 of the Environmental Statement which accompanied the original outline application), full details of the strategic drainage system and surface water management for these catchments should be submitted to and approved in writing by the Local Planning Authority (LPA).

The condition goes on to specify what the specific scheme should provide, which includes details of the location, design and capacity of the collection, delivery, storage and discharge systems. The submitted information is expected to be in accordance with the principles and parameters as contained in the plans and reports submitted and approved as part of the outline permission, and to give details of the range of flexibility and additional capacity which will be incorporated into the system, to deal with any unforeseen eventualities. It also requires full details of the methodology for implementation, including a schedule of implementation of the drainage scheme within the timing for all other aspects of the development, as well as fully identifying all measures to be implemented during the remediation and construction phases to ensure that no additional contamination enters the proposed system.

To this end, please find enclosed the following document which has been prepared by Atkins: 'Coed Darcy Surface Water Drainage Strategy PC22, March 2020, v3' (document reference 5041216-ENG-RPT-0002080). As this is a large file, we cannot upload it via the planning portal, so will send it via a separate link for download.

St Modwen Development's project team met with you, and your colleagues in the Drainage Team and NRW, on 5 March 2020 to present the proposed strategy, which is set out in the enclosed report. I understand that this was a helpful meeting and there was opportunity to discuss the proposals and respond to any initial queries that you had. Atkins has since, as requested, sent you a copy of presentation given at the meeting.

To confirm, this submission to discharge condition 22, sets out the proposals for the holistic surface water management across the site, and includes a reduction in the Catchment 1 area which contributes to the River Neath. You will be aware that a separate application has been made to vary condition 21, which has previously been discharged in relation to Catchment 1 – to seek approval of the temporary flood storage / solution required as the development of Catchment 1 enters the next phase. The temporary nature of this storage facility is proposed to be between three to four years. You have asked for a note which considers the coordination, communication and integration between the strategic position and individual plot developments (including programme for temporary drainage of Catchment 1) – and this is something Atkins is currently preparing and



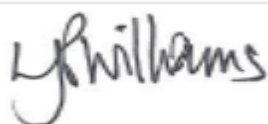
we will provide separately. It is understood that you are happy to hold the PC21 addendum submission (ref.P2019/5671) in abeyance, to enable Atkins to prepare and submit this note.

In the meantime, we would be grateful if you could register this PC22 submission and consult with required colleagues and consultees. As required, the enclosed report provides background information for the site including the definition of catchments, it provides an update on the Nutrient Management Plan and defines the existing surface water drainage, and provides an updated surface water drainage strategy for the site. Other key matters considered within the report relate to post development surface water flows to Crymlyn Bog and an overview is provided of the South Site Reservoir, as well as the SABs process at a strategic level.

An application fee for £95.00 will follow via the planning portal.

I trust that the information above and enclosed is clear and as expected, and we hope that it can be discharged as quickly as possible. Should you have any questions or queries relating to the submission, please do not hesitate to contact me or Atkins directly.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "L Williams", written over a thin horizontal line.

Laura Williams
Associate Director