

Version 9

THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Development Management Procedure) (Wales)
Order 2012

FULL PLANNING PERMISSION

Agent:
Mrs Zoe Aubrey,
Barratts

Applicant:
Barratt Homes South Wales
Barratt Homes South Wales,
C/o Agent

Change of use of agricultural land to residential development (C3) including demolition of a disused building and the development of 65 residential dwellings, public open space, landscaping, highway improvements and associated engineering works at Land adjacent to Llantwit Major Bypass, Boverton

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans registered by the Council on 30 August 2017 subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Transport Assessment prepared by Mayer Brown; Site Investigation Report 11344/GNS/14/SI; Heritage Desk Based Assessment dated July 2014; Arboricultural Survey ABAW105/001/002; Desk Study and Extended Phase 1 Habitat Survey ABAW105/002/002; Land at Boverton Agricultural Land Classification and Soil Resources received 22 August 2014
GAR-C-04 'Pair Single Garage' received 28 October 2014
Transport Assessment Addendum prepared by Mayer Brown received 5 February 2015
Hunter Acoustics Response to Environmental Health Comments dated 05 February 2015 and 3309/ENS1_Rev1 'Environmental Noise Survey' received 27 November 2015
Dormouse Survey ABAW105/006 and Reptile Survey ABAW105/007 received 16 June 2016

ALD-C-01 'Alderney Planning Drawing'; KIS-C-01 'Kingsville Planning Drawing'; MAI-C-01 'Maidstone Planning Drawing'; OLI-C-01 'Olive Planning Drawing'; PAL-C-02 'Palmerston Planning Drawing'; RAD-C-01 'Radleigh Planning Drawing'; SLP-02 'Site Location Plan'; TMT-C-01 'Tamerton Planning Drawing' received 23 June 2016
EDP3775_01b 'Dormouse Mitigation Strategy'; EDP3775_02a 'Reptile Mitigation Strategy' received 4 January 2017
Design and Access Statement dated 30 August 2017
HAL-C-01 'Hale Planning Drawing'; PRW-05 'PROW Diversion' received 19 September 2017
BESK 00WCS 'Eskdale Classic (Semi) -BSW'; BAVR 00WCD 'Andover Classic (Det) -BSW'; TP-05 Rev D 'Site layout'; SH-05 Rev C 'Storey Height Layout'; AMP-05 Rev C 'Access & Movement Plan'; SK500 Rev 2 'Proposed Junction Radii SPA Refuse'; EF-05 Rev C 'External Finishes Layout'; C/350 Rev 5 'Vehicle Tracking 11.22m Refuse'; SS-05 Rev A 'Street Scenes'; C/010 Rev 7 'Engineering Layout'; EM-05 Rev C 'Ecology Masterplan'; GAR-C-02 'Single Garage'; received 6 October 2017
PL-ALR Rev A 'Alder Flats 40-43 Planning Drawing'; 2016/WAS/C/02 Rev B 'Washington'; -050 Rev A Proposed Cycle/Pedestrian Link received 19 October 2017
EN-05.1 Rev L 'External Works Layout'; EN-05.2 Rev L 'External Works Layout'; SWD-01_Stone Wall Detail Rev A received 31st October 2018.

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

2014/00995/2/NMA

Condition 2 amended on 7th November 2018

3. Notwithstanding the submitted details a schedule of materials (including samples) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be completed in accordance with the approved details prior to beneficial occupation of any of the dwellings.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

2014/00995/2/CD

Details Approved 09/07/18 - Vale of Glamorgan Council

**Ibstock - Brunswick Antique Red & Brunswick Wilton Yellow;
Weber scraped finish Ivory render**

Redland Plain Vertical Hanging Tile - Rosemary Clay Craftsman, 85 Albury (sanded), Sanded/Granular received on 6 July 2018

Redland Mini Stonewold concrete tile - 30 Slate Grey received on 6 July 2018

4. No development shall commence until details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that visual amenities are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

2014/00995/3/CD

**Details Approved 09/07/18 - Vale of Glamorgan Council
Plan number 14009 C-110 Rev 3 received on 12 April 2018**

5. All means of enclosure associated with the development hereby approved shall be completed in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority. The means of enclosure shall be completed in accordance with the approved details prior to the first beneficial use of the dwelling that they relate to.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.

2014/00995/4/CD

**EN-05.1 Rev H External Works Layout
EN-05.2 Rev H External Works Layout
Details approved on 11/09/19- Vale of Glamorgan Council**

6. Prior to commencement of development, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of the Welsh Government Technical Advice Note 2 on Affordable Housing or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 29% of housing units/bed spaces;

- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason:

In order to ensure that the site delivers appropriate provision of affordable housing to meet the identified need and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP4 (Affordable Housing Provisions), MG4 (Affordable Housing) and MD4 (Community Infrastructure and Planning Obligations) of the Local Development Plan.

2014/00995/3/CD

Affordable Housing Statement March 2018

Details approved on 11/09/19

7. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has first been submitted to and approved in writing by the Local Planning Authority. The programme and scheme shall be fully completed as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

2014/00995/3/CD

Details partially approved on 20th May 2018

**Written Scheme of Investigation for Archaeological Works March 2018
ref: PB/24292**

8. Notwithstanding the submitted details, no development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. The scheme shall be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event plus climate change and not in any part of any building for the 1 in 100 year rainfall event plus climate change. If infiltration techniques are used, then the plan shall include the details of

field percolation tests. Any calculation for onsite attenuation or discharge must also be included. Thereafter the scheme shall be implemented in accordance with the approved details prior to the beneficial occupation of any part the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

2014/00995/3/CD

**Drawing 14009-C-110 Rev 3 Road and Sewers Engineering Layout
Details partially approved on 20th May 2018 in relation to foul
drainage only
edp3775_01-04_H**

Landscape and Drainage Management Plan July 2019

Additional Infiltration Testing Results Booklet

Infiltration Test Location Plan 14009_C-050- Rev 5

Engineering Layout 14009-C-110- Rev 13

Exceedance Flow Path Layout 14009-C-122- Rev 0

Contributing Area Plan 14009-C-153- Rev 0

Technical Note RWP/14009 February 2019

14009_C-17 Rev 5 (Engineering Layout Superseded)

Details approved on 11/09/19 in relation to surface water drainage

9. No building shall be occupied until a sustainable drainage system for the site has been completed in accordance with details first submitted to and agreed in writing by the Local Planning Authority, which shall include details of a timetable for implementation and management of the system, including arrangements for adoption by a public body or statutory undertaker, or any other arrangements to secure the perpetual operation of the sustainable drainage system. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason:

To enable a more sustainable form of drainage, and to prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policy / Policies SP1 (Delivering the Strategy) / MD1 (Location of New Development) of the Local Development Plan.

10. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted

to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- viii) hours of construction;
- ix) lighting;
- x) management, control and mitigation of noise and vibration;
- xi) odour management and mitigation;
- xii) diesel and oil tank storage areas and bunds;
- xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
- xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

2014/00995/1/CD

**H6826-08_Construction Enviromental Management
Plan_AFU_.CEMP_A**

H6966 01 Construction Site Dust Code 01

Silt Fence Details

**Construction Site Silt & Mud Control to Watercourses & Site
Boundaries**

Details Approved 24/07/19

11. The development shall be carried out in full accordance with the submitted 'Land adjacent to Llantwit Major Bypass Boverton. Dormouse Mitigation Strategy' prepared by EDP LTD dated December 2016.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG19 (Sites and Species of European

Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

12. No development shall take place until a long term habitat management plan has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include:
- i) Details of the habitats to be managed and their desired condition;
 - ii) The nature of management operations required to deliver and maintain the condition of the habitat
 - iii) Details of development and construction methods and measures to be taken to minimise the impact of any works; and
 - iv) Details of appropriate timing, scheduling and phasing of completion of the protection and enhancement plan.
 - v) Proposals for on-going review of management as informed by a protected species monitoring scheme.

The approved management plan shall be carried out and shall be monitored and managed at all times in accordance with the approved details in perpetuity.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG19 (Sites and Species of European Importance) / MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

2014/00995/1/CD

Details Approved 04/04/18 - Vale of Glamorgan Council

Ecological Construction Method Statement & Environmental Management Plan received on 1 February 2018

13. All vegetation clearance must be undertaken outside the nesting season, which is recognised to be from March to August inclusive, unless it can be first demonstrated that nesting birds are absent.

Reason:

In order to ensure that no protected species are adversely affected by the development and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and

Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

14. Prior to the commencement of development, a light mitigation strategy, including measures to reduce light spillage onto wildlife corridors/mitigation habitats identified on drawing 'Ecology Masterplan' EM-05 Rev C received 06 October 2017 and detailed within the approved Dormice (C_EDP3775_01b), Reptile (EDP3775_02a) strategies, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

Reason:

In the interests of ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

2014/00995/1/CD

Details Approved 04/04/18 - Vale of Glamorgan Council

Light mitigation strategy - Capita GC2876-CAP-79-XX-DR-E-1301 Rev P01 received on 1 February 2018

15. The works must be undertaken in accordance with the submitted and approved Reptile Mitigation Strategy EDP3775_02a dated December 2016. Following site clearance, a reptile/clearance translocation report shall be submitted to the Local Planning Authority including details of number of animals, species and receptor areas for approval.

Reason:

In the interests of ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species) and MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.

- ~~16. Removal of Condition 16 of Planning Permission 2014/01058/FUL~~

~~No works shall commence unless the local planning authority has been provided with one of the following:~~

- ~~a) A licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species~~

~~Regulations 2010 (as amended) authorising the specified activity/development to go ahead; or~~

- b) ~~A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence;~~

~~The works and Post development monitoring of the roost shall be carried out following completion of works as detailed in the NRW licence.~~

~~Reason:~~

~~In order to ensure that no protected species are adversely affected by the development and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance), MG20 (Nationally Protected Sites and Species), MG21 (Sites of Importance for Nature, Regionally Important Geological and Geomorphical Sites and Priority Habitats and Species) of the Local Development Plan.~~

2014/00995/1/NMA

Condition 16 deleted on 28th March 2018

17. The development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall thereafter be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

2014/00995/2/CD

Construction Management Route Plan April 19

Construction Management Plan April 19

Details Approved 24/07/19

18. Notwithstanding the submitted plans, no development shall commence until full engineering details of the proposed internal access roads, inclusive of turning facilities, footways/cycleways, vision splays, street lighting, highway drainage, onsite parking and all associated highway retaining structures have been submitted and approved in writing by the Local Planning

Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure the proposed internal estate roads are designed and constructed in accordance with the Council's standard details for adoption, in the interests of highway safety in accordance with policy MD2 of the LDP.

2014/00995/3/CD

14009-C-110-Rev 13

14009-C-111-Rev 6

14009-C-112-01-Rev 5

14009-C-119-01-Rev 1

14009-C-119-Rev 2

14009-C-150-Rev 2

14009-C-152-Rev 2

14009-C-170-Rev 1

14009-C-350-Rev 6

Details approved on 11/09/19- Vale of Glamorgan Council

19. Notwithstanding the submitted plans, no development shall commence until full engineering details of the proposed access junction along the B4265 (including an up to date speed survey along the B4265), which shall include an agreed overlay surface dressing between the junctions with Eglwys Brewis Road and Llantwit Road have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details and maintained as such in perpetuity.

Reason: To ensure the means of access and the associated junction is designed and constructed in accordance with the Council's standard details for adoption in the interests of highway safety in accordance with policy MD2 of the LDP.

2014/00995/2/CD

14009-C-200- Rev 20

14009-C-201- Rev 13

14009-C-202-4-Rev 4

14009-C-202-5-Rev 3

14009-C-203- Rev 5

14009-C-204- Rev 4

14009-C-205- Rev 8

14009-C-206- Rev 3

14009-C-207- Rev 1

14009-C-208- Rev 11

14009-C-209- Rev 4

14009-C-210-1- Rev 3

14009-C-210-2- Rev 2

14009-C-211- Rev 3

14009-C-212- Rev 5

Details Approved 24/07/19

20. Notwithstanding the submitted plans, no development shall commence until full engineering details of the proposed uncontrolled pedestrian crossing along Eglwys Brewis Road and the combined cycle/footway link between the B4265 and Harding Close, including scraping back of vegetation along Eglwys Brewis Road and the provision of street lighting facilities etc. have been submitted and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken in accordance with the approved plans and completed before the first beneficial occupation of the development.

Reason:

To ensure that the works are designed and constructed in accordance with the Council's standard details for adoption and in the interests of highway safety in accordance with policy MD2 of the LDP.

2014/00995/2/CD

14009-C-200- Rev 20

14009-C-201- Rev 13

14009-C-202-4-Rev 4

14009-C-202-5-Rev 3

14009-C-203- Rev 5

14009-C-204- Rev 4

14009-C-205- Rev 8

14009-C-206- Rev 3

14009-C-207- Rev 1

14009-C-208- Rev 11

14009-C-209- Rev 4

14009-C-210-1- Rev 3

14009-C-210-2- Rev 2

14009-C-211- Rev 3

14009-C-212- Rev 5

Details Approved 24/07/19

21. No development or site clearance shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development), MD2 (Design of New Developments) of the Local Development Plan.

2014/00995/1/CD

Detailed Soft Landscaping Plan: edp3775_01-04_H

**14009-C-110_Roads and Sewers_CON_._Engineering Layout_7
(illustrating levels for landscaping proposals)**

**HAGS - Boverton LAP & LEAP Play Area Design Rationale
Landscape and Drainage Management Plan - July 19
14009_C-117 Rev.5 - POS Lagoon Details
Details Approved 19/07/19**

22. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification) and the scheme of enclosures approved under condition 5, no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house or a side elevation where it abuts a highway used by vehicular traffic.

Reason:

To safeguard local visual amenities, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

24. The garages and car parking spaces to be provided shall be kept available for the parking of motor vehicles at all times in association with the development hereby approved and shall not be physically altered or converted.

Reason:

To ensure the satisfactory development of the site and that adequate off-street parking provision and garaging facilities are retained and in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

25. Notwithstanding the details contained within the submitted noise surveys, further details of the noise mitigation measures to be installed, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development, and the mitigatory measures shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwellings on these plots.

Reasons:

In the interests of the amenities of future occupiers of these dwellings in accordance with policies MD2 and MD8 of the Development Plan and the advice contained within Technical Advice Note 11: Noise.

2014/00995/2/CD

15.3309_Environmental Noise Survey (ENS) Rev 2

Test Data and Letter from Acoustic Consultant dated 11/01/19

Details Approved 21/07/18 - Vale of Glamorgan Council

26. Notwithstanding the submitted details, prior to the commencement of construction of any of the dwellings, a scheme for the provision (including details of the equipment) and maintenance of the Public Open Space shall be submitted to and approved in writing by the Local Planning Authority, to include details of the timing of its provision. The Public Open Space shall be provided in accordance with the approved details and so retained at all times thereafter.

Reason:

To ensure the timely provision of the public open space and to ensure compliance with Policies MD2 and REC3 of the Local Development Plan.

2014/00995/2/CD

LAP Layout Area 1

LAP Layout Area 2

edp3775_01-04_H

GGL Landscape and Drainage Management Plan - July 19

HAGS - Boverton LAP & LEAP Play Area Design Rationale

Details Approved 24/07/19

Reason for Granting Planning Permission

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015

Having regard to Policies SP1-Delivering the Strategy, SP3-Residential Requirement, SP4-Affordable Housing Provision, Policy SP7-Transportation, SP10-Built and Natural Environment, MG1-Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations; MG4-Affordable Housing, POLICY MG6 – Provision of Educational Facilities; MG20-Nationally Protected Sites and Species, MG21 - Sites of importance for nature conservation, regionally important geological and geomorphological sites and priority habitats and species; MD1-

Location of New Development MD2-Design of New Development, MD3-Provision for Open Space, P MD4-Community Infrastructure and Planning Obligations, MD5-Development Within Settlement Boundaries, MD6-Housing Densities, MD7-Environmental Protection, and MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance, including Amenity Standards, Trees and Development, Penarth Conservation Area, Biodiversity and Development, Affordable Housing, Planning Obligations, Parking Standards and Model Design Guide for Wales; and national guidance contained in Planning Policy Wales, TAN1-Joint Housing Land Availability Study, TAN2-Planning for Affordable Housing, TAN5-Nature Conservation and Planning, TAN12-Design, TAN16-Sport, Recreation and Open Space, and TAN24-Historic Environment, it is considered that the proposal represents an acceptable form of residential redevelopment of the site that should not result in any significant harm to the visual amenity of the area. The proposal is also considered acceptable in respect of neighbouring and general residential amenities of the area and highway safety. In addition, subject to appropriate conditions, there should be no detriment to ecology interests on the site, and sufficient evidence has been submitted to show that provisions for the adequate drainage of the site can be made.

It is considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

NOTE:

1. **This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.**
2. **The attention of the applicant is brought to the fact that a public right of way is affected by the proposal. The grant of planning permission does not entitle one to obstruct, stop or divert a public right of way. Development, in so far as it affects a right of way, must not be commenced until the necessary legal procedures have been completed and confirmed for the diversion or extinguishment of the right of way.**
3. **You are advised that there are species protected under the Wildlife and Countryside Act, 1981 within the site and thus account must be taken of protecting their habitats in any detailed plans. For specific advice it would be advisable to contact: The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**
4. **Please note that a legal agreement/planning obligation has been entered into in respect of the site referred to in this planning consent. Should you require clarification of any particular aspect of the legal agreement/planning obligation please do not hesitate to contact the Local Planning Authority.**
5. **Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the**

appropriate standards of the Council as Highway Authority. For details of the relevant standards contact the Visible Services Division, The Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff. CF5 6AA. Telephone 02920 673051.

6. The applicants are advised that all necessary consents / licences must be obtained from Natural Resources Wales (formerly Environment Agency Wales) prior to commencing any site works. The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).
7. Part of the development is on adopted highway and therefore a Highway Extinguishment under the Highways Act 1980 will be required before work can commence. For further details please contact the Highways Department, The Vale of Glamorgan Council, The Alps, Wenvoe, Cardiff; CF5 6AA. Telephone No. 02920 673051.
8. Bats must not be disturbed or destroyed during tree work. A full visual inspection of the trees to be worked on must be carried out prior to intended work to check for the presence of bats. Advice on bats and trees may be obtained from the Natural Resources Wales (Countryside Council for Wales as was). Bats may be present in cracks, cavities, under flaps of bark, in dense Ivy and so forth. Should bats be identified, please contact either Natural Resources Wales on 0845 1306229 or the Council's Ecology Section on 01446 704627.
9. Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified area, in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place unless a licence to disturb any such species has been granted by the Welsh Assembly Government in accordance with the aforementioned Regulations.
10. In order to comply with Section 71ZB(5) of the Town and Country Planning Act 1990 (as amended), the applicant/developer must complete a 'Notification of initiation of development' form, which can be found in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The notification shall be submitted in the form specified to the Local Planning Authority.

At all times when the development is being carried out, a notice shall be firmly affixed and displayed in a prominent place at or near the place where the development is being carried out. The notice shall be legible and easily visible to the public without having to enter the site and printed on a durable material. The notice shall be in the form specified in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Dated: 26 January 2018

M. J. Goldsworthy

Head of Regeneration and Planning

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES
ATTACHED TO THIS FORM**

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.