

**Version 12**

**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

**OUTLINE PLANNING PERMISSION**

Agent:  
Geraint John Planning Ltd.,  
33, Cathedral Road,  
Cardiff.  
CF11 9HB

Applicant:  
Edenstone Homes Ltd. and Mr. John  
Thomas,  
C/o Agent.

**Residential development of up to 253 units and associated work, including the provision of public open space and strategic access points at Land off Cowbridge Road, St. Athan**

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS OUTLINE 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 9 May 2018 subject to the following condition(s):

1. Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

2. The development shall begin before the expiration of two years from the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure the development commences within 2 years to reflect the concessions made for planning obligations in light of development viability constraints which may be subject to change in the longer term.

3. Any application for approval of the reserved matters shall be made to the Local Planning Authority not later than one year from the date of this permission.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure the reserved matters application is made with sufficient time to enable the development to commence within 2 years to reflect the concessions made for planning obligations in light of development viability constraints which may be subject to change in the longer term.

4. The development shall be carried out in accordance with the scale parameters as submitted with the table received 12 December 2016.

Reason:

To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure a satisfactory form of development in accordance with Policy MD2 (Design of New Development) of the Local Development Plan.

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

1617 100 Revision G (Illustrative Masterplan)  
Primary Access General Arrangement - 0991-013-K  
Primary Access Geometry 0991-023-E  
Gileston Road Junction General Arrangement - 0991-024-C

Speed Limit Transition Gateway 0991-020-C  
Offsite Highway Works 0991-014-G  
Secondary Access 0991-011-I

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.

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 17% 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.

**2016/01427/9/CD**

**1820 Ga 90 001 I - Planning Layout**

**Plan -Location Of AH Units**

**Cover Letter**

**Approved 05/05/21 - Vale of Glamorgan Council**

7. Details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that part of the development to which they relate. The development shall thereafter be carried out in accordance with the approved details.

Reason:

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

**2016/01427/1/CD**

**1964-100-4 Engineering Layout Sheet 1 Rev 13**

**1964-100-5 Engineering Layout Sheet 2 Rev 8**  
**1964-100-6 Engineering Layout Sheet 3 Rev 11**  
**1964-100-7 Engineering Layout Sheet 4 Rev 7**  
**1964-100 Engineering Layout Overall Plan Rev 8**  
**Approved 04/12/20 - Vale of Glamorgan Council**

8. No development shall commence until details of a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority, including details of the adoption, maintenance and management of the system. 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. Evidence of infiltration tests and full engineering details and hydraulic calculations shall also be submitted. The scheme shall be completed in accordance with the approved details prior to the first beneficial use of the development and thereafter retained in perpetuity.

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.

**2016/01427/1/CD**

**Engineering Layout Sheet 1, 100-4 Rev 13**  
**Engineering Layout Sheet 2, 1964-100-5 Rev 8**  
**Engineering Layout Sheet 3, 100-6 Rev 10**  
**Engineering Layout Sheet 4, 100-7 Rev 7**  
**SuDS Maintenance Plan, 110-1 Rev 4**  
**SuDS Management Plan; 110-2 Rev 3**  
**Exceedance Flow Paths, 117 Rev 4**  
**Storm Sewer Design, SW Net 2 R2**  
**SW Net 2 FEH All Storm Events**  
**Long Sections Sheet 1, 103-1 Rev 4**  
**Long Sections Sheet 2, 103-2 Rev 5**  
**Long Sections Sheet 3, 103-3 Rev 5**  
**Long Sections Sheet 4, 103-4 Rev 4**  
**Long Sections Sheet 5, 103-5 Rev 5**  
**Attenuation Pond Sections, 104-1 Rev 6**  
**Drainage Details Sheet 1, 105-1 Rev 1**  
**Drainage Details Sheet 2, 105-2 Rev 4**  
**Drainage Detail Sheet 3, 105-3 Rev 3**  
**Sustainable Drainage Risk Assessment Rev A**  
**Road and Sewers\_AFU\_Engineering Layout Overall Plan, 100 Rev 8**  
**Approved 13/11/20 - Vale of Glamorgan Council**

9. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

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) and MD8 (Historic Environment) of the Local Development Plan.

**2016/01427/3/CD**

**Details approved 26/2/20- Vale of Glamorgan Council  
edp5969\_r002a Written Scheme of Investigation**

**2016/01427/10/CD**

**Details approved 14/3/20- Vale of Glamorgan Council  
2022/044: Archaeological Watching Brief (Dec 2023)**

10. No development shall take place, including any site clearance, until a wildlife & habitat protection and management plan has been submitted to and approved in writing by the local planning authority. The wildlife & habitat protection plan shall include:

- i) Details of sensitive site clearance with respect to reptiles and breeding birds, and a strategy for dealing with reptiles;
- ii) Details of newt friendly drainage.
- iii) A plan showing wildlife and habitat protection zones, if appropriate;
- iv) Details of development and construction methods within wildlife and habitat protection zones and measures to be taken to minimise the impact of any works;
- v) Details of the management of ecology features to maximise biodiversity;
- vi) Measures to be undertaken to enhance biodiversity on site;
- vii) A lighting scheme for the site in order to ensure minimal light spillage onto adjoining vegetation and to ensure that wildlife corridors/mitigation habitats are not illuminated; and
- viii) A detailed method statement for the management of Corn Buttercup and Shepherds Needle, including areas from which soil shall be transposed from, volumes and depths of soils, timings of the works and post transposition works and aftercare.
- ix) Details of site and vegetation clearance, including timings.

The protection and management plan shall then be completed in accordance with the details and timings approved by the Local Planning Authority.

Reason:

In the interests of ecology and to ensure compliance with Policy SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity), MG19 (Sites and Species of European Importance) and 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.

**2016/01427/6/CD**

**edp5969\_r003 Rev D - Wildlife and Habitat Protection and Management Plan**

**Details approved 30/7/20- Vale of Glamorgan Council**

11. No development 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) and MD2 (Design of New Developments) of the Local Development Plan.

**2016/01427/7/CD**

**Diagram 1 - No Dig Construction Method**

**Tree Protection Plan**

**Tree Retention Removal Plan**

**1820-URB-LA-DT-90-01 Rev E**

**1820-URB-LA-DT-90-02 Rev E**

**1820-URB-LA-DT-90-03 Rev E**

**1820-URB-LA-DT-90-04 Rev E**

**1820-URB-LA-DT-90-05 Rev E**

**1820-URB-LA-DT-90-06 Rev E**

**1820-URB-LA-DT-90-07 Rev C**

**1820-URB-LA-DT-90-08**

**1820-URB-LA-DT-90-09 Rev E**

**Approved 23/10/20 - Vale of Glamorgan Council**

12. 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) and MD2 (Design of New Developments) of the Local Development Plan.

13. 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, including means for the protection of the adjacent brook from contamination;
- 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;
- xi) diesel and oil tank storage areas and bunds;
- xii) how the developer proposes to accord with the Considerate Constructors Scheme ([www.considerateconstructorsscheme.org.uk](http://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.

**2016/01427/4/CD**

**Construction Environmental Management Plan (June 2020)  
Details approved 25/6/20- Vale of Glamorgan Council**

14. Prior to the commencement of development, a Construction Traffic Management Plan shall be 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 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.

**2016/01427/4/CD**

**Construction Traffic Management Plan (May 2020)**

**Details approved 25/6/20- Vale of Glamorgan Council**

15. Notwithstanding the submitted plans, full engineering details of the new vehicular / pedestrian access points in to the site, any new pedestrian footways within the adopted highway and internal roads within the site, incorporating turning facilities and vision splays, and including sections, street lighting, surface water drainage and the details of the location and design of all rumble strips, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be implemented thereafter in accordance with the approved details prior to beneficial occupation of the dwellings served by that vehicular / pedestrian access.

Reason:

In the interests of highway safety in accord with Policy MD2 of the Local Development Plan.

**2016/01427/1/CD**

**1964-101-1 Highway Geometry Sheet 1 Rev 2**

**1964-101-2 Highway Geometry Sheet 2 Rev 2**

**1964-101-3 Highway Geometry Sheet 3 Rev 2**

**1964-106-1 Highway Details Sheet 1 Rev 1**

**1964-106-2 Highway Details Sheet 2 Rev 1**

**1964-106-3 Highway Details Sheet 3 Rev 1**

**1964-106-4 Highway Details Sheet 4 Rev 1**

**1964-106-5 Highway Details Sheet 5 Rev 1**

**1964-106-6 Highway Details Sheet 6 Rev 2**

**1964-100-4 Engineering Layout Sheet 1 Rev 13**

**1964-100-5 Engineering Layout Sheet 2 Rev 8**

**1964-100-6 Engineering Layout Sheet 3 Rev 11**



**1964-100-7 Engineering Layout Sheet 4 Rev 7**  
**1964-100 Engineering Layout Overall Plan Rev 8**  
**Approved 04/12/20 - Vale of Glamorgan Council**

16. Notwithstanding the submitted plans, full engineering detail of the pedestrian and cycle routes to link the development to the existing highway network to the south east, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the cycle and footway routes have been constructed in accordance with the approved details.

Reason:

In the interest of highway and pedestrian safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

**2016/01427/5/CD**

**1964-S278-02-1 General Arrangement Rev 9**  
**1964-S278-02 Scheme Overview Rev 2**  
**1964-S278-11 Toucan Crossing Layout Rev 2**  
**1964-S278-14 Traffic Regulation Order Rev 2**  
**1964-100-7 Engineering Layout Sheet 4 Rev 7**  
**Approved 29/09/21 - Vale of Glamorgan Council**

17. The site vehicular accesses shall be completed in accordance with the detailed arrangements shown in the approved plans prior to the first beneficial occupation of the phase of the development that they serve and shall be thereafter retained at all times.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policy Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

18. The alterations to the junction of Gileston Road and the B4265 as illustrated on plan 0991 024 Rev C shall be constructed in accordance with the approved details prior to the first beneficial occupation of the development.

Reason:

In the interests of traffic flows and highway safety and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

**2016/01427/8/CD**

**15362 Geotechnical & Geo-environmental Report (V3 Full)**

**MTCL/15362/RS St Athan Remedial Strategy and Verification Plan**

**Approved 12/8/20 - Vale of Glamorgan Council**

20. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

21. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control's Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

22. The reserved matters submissions shall ensure that no buildings or dwellings are located within a C2 Flood Zone.

Reason|:

In order to minimise flood risk and to ensure compliance with Policies MD2 and MD7 of the LDP.

23. Prior to the commencement of the development hereby approved, a Travel Plan shall be prepared to include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall thereafter be completed in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

**2016/01427/4/CD**

**Travel Plan (June 2020)**

**Details approved 25/6/20- Vale of Glamorgan Council**

Reason for Granting Planning Permission

Having regard to Policies SP1-Delivering the Strategy, SP2 – Strategic Sites, SP3 – Residential Requirement, SP4 – Affordable Housing Provision, SP10-Built and Natural Environment, MG1-Housing Supply in the Vale of Glamorgan, MG2 – Housing Allocations, MG4-Affordable Housing, MG17- Special Landscape Areas, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MD2-Design of New Development, MD3-Provision for Open Space, MD4-Community Infrastructure and Planning Obligations, MD5-Development Within Settlement Boundaries, MD6-Housing Densities, MD7-Environmental Protection, MD8 – Historic Environment, MD9-Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Householder and Residential Development, Affordable Housing, Biodiversity and Development, Design in the Landscape, Model Design Guide for Wales, Parking Standards, Planning Obligations, Public Art, Conservation Areas in the Rural Vale, Flemingston Conservation Area Appraisal and Management Plan, Trees and Development and Sustainable Development; national guidance contained in Planning Policy Wales, TAN1 Joint Housing Land Availability Study, TAN2-Planning and Affordable Housing, TAN5-Nature Conservation and Planning, TAN6 – Planning for Sustainable Rural Communities, TAN12-Design, TAN15 – Development and Flood Risk, TAN16-Sport Recreation and Open Space, TAN18- Transport and TAN24- Historic Environment, it is considered that the proposal represents an acceptable and sustainable form of residential development that meet an identified housing need on an allocated residential site, without an unacceptable adverse impact on the character and appearance of the area, Special Landscape Area and would preserve the character of the Flemingston Conservation Area and archaeological resource. It is also considered acceptable in relation to the site access and highway safety, neighbouring and general amenities on the site, drainage, impact to ecology and protected species and other relevant environmental factors such as drainage and flood risk. The proposal meets the requirements of all ‘three tests’ for derogation specified under the Conservation of Habitats and Species Regulations 2010. The proposal is therefore compliant with relevant legislation and both national and local planning policy.

**NOTE:**

1. Please note that with regards to drainage details, Dwr Cymru/Welsh Water advises the following:

**"Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made downstream of manhole reference number ST01694001."**

**Please see their response dated 14 July 2017 for full details.**

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. This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.
4. This 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.
5. 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.**

- 6. 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.**
- 7. You will note that a condition has been attached to this consent and refers to an archaeologist being afforded the opportunity to carry out a watching brief during the course of developments. It would be advisable to contact the Glamorgan-Gwent Archaeological Trust, at Heathfield House, Heathfield, Swansea, SA1 6EL. Tel: (01792 655208) at least two weeks before commencing work on site in order to comply with the above condition.**
- 8. Provision must be made to ensure that no polluting discharge from haul roads and disturbed areas enter any watercourse. Contact Natural Resources Wales, Cambria House, 29, Newport Road, Cardiff. CF24 0TP; telephone number 02920 772400 for more information.**
- 9. 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).**
- 10. 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.**
- 11. Please note that as the tree(s) referred to in this application are not situated on land in your ownership you are strongly advised to contact the owner in order to obtain their permission as necessary prior to carrying out the works hereby approved.**
- 12. 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).**

13. Before work is commenced the applicant must ensure that, where necessary, the appropriate Building Regulation consent has been obtained.
14. The developer should contact Wales and West Utilities prior to the commencement of development to establish whether any infrastructure under the site will affect the development.

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: 8 June 2018

Ian Robinson

*I Robinson*

Head of Sustainable Development

**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 - email [buildingcontrol@valeofglamorgan.gov.uk](mailto:buildingcontrol@valeofglamorgan.gov.uk) or visit [https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/building\\_control/Making-an-Application.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/building_control/Making-an-Application.aspx)

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.**