

Version 20

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:	Applicant:
Mr. Paul Vining,	Welsh Ministers
WYG Environment Planning Transport	c/o Agent
Ltd,	
5th Floor Longcross Court,	
47, Newport Road,	
Cardiff.	
CF24 0AD	

Proposed construction of a new highway (called the Northern Access Road) with footways and a cycleway, new junctions, lighting, signs, fencing, flood alleviation works, acoustic barriers and other environmental mitigation measures, landscaping, demolition of garage at Rose Cottage, and all associated engineering and building operations at Land East of B4265 between Boverton and Eglwys Brewis, St. Athan

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 7 June 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:
Aecom Arboricultural Report March 2017, Drawings CT0151-0158, CT3001-3008, CT3020, CT051-057, CT100, CT0120-0128, CT0160, CT0201-0208, CT0301-0308, CT0402- 0403, CT0501-0507, CT0551-0557, CT0595, CT0601-0605, CT0611-0617, CT0701-0707, CT1101-1108, CT1009, CT1201-1207, CT1211-1212, CT1221-1227, CT1250, CT1310, CT2606, WYG DAS, Air Quality Report, F03-14, Geo Environmental Assessment, GI Factual Report, Aecom LVIA, Historic Environment DBA, Drainage Strategy, Landscape and Ecological Management and Maintenance Plan, Ecological Assessment, Noise and Vibration

Assessment, Air Quality Study, CT0521-0528, SK014, Hazel Dormice
Method Statement May 2017, CT0652.

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.

3. Prior to the construction of the proposed roundabout junction along the B4265, a modelled assessment of the traffic impacts of the development on the signal controlled junctions of the B4265 / Eglwys Brewis Road and the B4265 / Llanmaes Road shall be carried out; and submitted to and approved in writing by the Local Planning Authority. The submissions shall include an assessment of whether any traffic mitigation measures are required within the limits of the adopted highway at either of those junctions, or along the stretch of the B4265 between them.

Reason:

In order to fully establish the impact of the development along the adjacent highway network, in the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

2017/00564/11/CD

**Details approved 17/10/19- Vale of Glamorgan Council
Aecom Technical Note titled "St. Athan Northern Access Road
Request to Discharge Planning Conditions 3 & 4**

4. Prior to the first operational use of the new northern access road, any mitigation measures identified in condition 3 above shall be carried out in full, in accordance with details (include timescales/phasing) that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety, the free flow of traffic and compliance with Policy MD2 of the LDP.

2017/00564/11/CD

**Details approved 17/10/19- Vale of Glamorgan Council
Aecom Technical Note titled "St. Athan Northern Access Road
Request to Discharge Planning Conditions 3 & 4**

5. Notwithstanding the submitted plans, full engineering details of all sections of the new road and all junctions through the route, including details of cycle/footways, vision splays, sections, street lighting, surface water drainage and the details of the location of all new signage and changes to existing signage (and including full engineering details of any structures, drainage systems and culverts abutting or adjacent to the existing / proposed highway), shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of any operational

development involved in the construction of the section of the road that the details relate to. The development shall be implemented and at all times thereafter maintained in accordance with the approved details.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

2017/00564/4/CD

Details approved 09/10/18- Vale of Glamorgan Council

Site clearance plans: NAR-BUR-ALL-HSC-DR-CH-102000-P1, NAR-BUR-ALL-HSC-DR-CH-102001-P2, NAR-BUR-ALL-HSC-DR-CH-102002-P2, NAR-BUR-ALL-HSC-DR-CH-102003-P3, NAR-BUR-ALL-HSC-DR-CH-102004-P2, NAR-BUR-ALL-HSC-DR-CH-102005-P2, NAR-BUR-BUN2-HSC-DR-CH-102000-P1 and NAR-BUR-WJU-HSC-DR-CH-102000-P2.

2017/00564/4/CD

Details approved 22/02/19- Vale of Glamorgan Council

Series 600- earthworks, Series 700- road pavements, Series 1100- kerbs, footways and paved areas and Series 1200- traffic signs and lines

2017/00564/4/CD

Details approved 16/4/20- Vale of Glamorgan Council

Plans SANAR/CC/01, SANAR/CC/02, SANAR/CC/03 and SANAR/CC/04 and the Northern Access Road, St Athan Street Lighting Design & Specification SANAR01, Dated 21st June 2019.

2017/00564/2/NMA

Condition 10 amended 06/02/19

6. Prior to the first operational use of the new northern access road or the new roundabout and signalised junctions, the approach to the new roundabout shall be re-surfaced, in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

2017/00564/10/CD

Details approved 26/7/19- Vale of Glamorgan Council

Plans NAR-BUR-WJU-HPV-DR-CH-107000 and NAR-BUR-EJU-HPV-DR-CH-107000

7. Prior to the commencement of any operational development involved in construction of the new road, 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 MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

2017/00564/6/CD

**Details approved 4th September 2018- Vale of Glamorgan Council.
Griffiths Construction Management Plan AGS-F53**

8. Prior to the commencement of any operational development involved in the construction of the new road, a professionally qualified highway maintenance consultant shall be appointed to carry out a full and comprehensive condition survey of the local highway network (the relevant scope of which shall be first agreed in writing with the Local Planning Authority) and the survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

2017/00564/3/CD

**Details approved 10/07/19- Vale of Glamorgan Council
Aecom Highway Condition Survey (Pre-construction)- December 2017**

9. Following the construction of the development and prior to the road being opened to public use, a professionally qualified highway maintenance consultant shall be appointed to carry out a full and comprehensive condition survey of the highway network referred to in Condition No. 8 above, so as to identify any difference in the condition of the highway since the commencement of the construction of the development, and any repairs required as a consequence. The survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interests of highway safety and to ensure compliance with Policy MD2 of the LDP.

2017/00564/12/CD

**Details Approved 31/10/19- Vale of Glamorgan Council
Email from Joanne Dovey on the 23rd October 2019**

10. Following the construction of the development and prior to the new road being opened for public use, the developer shall carry out any repairs to the adopted highway identified as being necessary in the second survey required by Condition No. 9 above. The repair works, if required, shall be completed within 3 months following the new road being opened for public traffic.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 and MD2 of the LDP.

**2017/00564/2/NMA
Condition 10 amended 06/02/19**

**2017/00564/12/CD
Details Approved 31/10/19- Vale of Glamorgan Council
Email from Joanne Dovey on the 23rd October 2019**

11. Prior to the construction of the road, the applicant, or their agents or successors in title, shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and 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 SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

**2017/00564/1/CD
Details approved 8th January 2018- Vale of Glamorgan Council.
Archaeological Written Scheme of Investigation prepared by AECOM Limited (Ref.: LD001 dated 16th August 2017)**

12. Prior to any works in the vicinity of existing skylark territories, five skylark plots shall be provided within land under the ownership of the applicant, in accordance with the Skylark Plots Best Practice Guide, submitted with the WYG letter of the 2nd August 2017.

Reason:

In then interests of ecology and to ensure compliance with Policy MD9 of the LDP.

13. The development shall at all times be carried out in in accordance with the submitted Dormice Method Statement May 2017 and Landscape and Ecological Management and Maintenance Plan.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the LDP.

14. Prior to the erection of any new lighting, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority, designed to reduce light spillage onto retained and created habitats. This scheme shall include details of the siting and type of lighting to be used, drawings setting out light spillage and any operational measures to be implemented.

Reason:

In the interests of ecology and to ensure compliance with Policy MD9 of the UDP.

2017/00574/7/CD

**Details approved 24/9/19- Vale of Glamorgan Council
Plans SANAR/CC/01 F, SANAR/CC/02 F, SANAR/CC/03 F and
SANAR/CC/04 F, and the "VOG Northern Access Road, St Athan
Street Lighting Design & Specification dated 21/6/19", subject to a
'919913999358 LUMA1 FRONT GLARE SHIELD' being fitted to lighting
column 35 (as shown on plan SANAR/CC/03 F) and subject to external
baffles being fitted on the Clearfield (red lights) lanterns, reference
numbers 01, 11, 14 & 15.**

15. The development shall be carried out in accordance with the Aecom Flood Consequences Assessment (FCA) March 2017, or any FCA subsequently approved in writing by the Local Planning Authority, ensuring that all flood mitigation measures set out in the approved FCA are carried out in full prior to the road being opened for public use.

Reason:

In order to prevent flood risk and to ensure compliance with Policy MD7 of the LDP.

16. Prior to the commencement of work to construct the road, the following components of a scheme to deal with the risks associated with contamination of the site within the footprint of the new road and its associated earthworks shall be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

For those areas within the site that lie beyond the footprint of the new road and its associated earthworks, the above components of a scheme to deal with the risks associated with contamination shall be submitted to and approved, in writing, by the Local Planning Authority prior to the commencement of development within those areas.

Reason:

In order to mitigate against the risks of contamination, and to ensure compliance with Policy MD7 of the LDP.

2017/00564/1/NMA
Condition 16 amended 12/11/18

2017/00564/9/CD
Details approved 23/7/19- Vale of Glamorgan Council
Aecom Land Contamination Risk Assessment 11th March 2019

17. Prior to the commencement of work to construct the road (with the exception of any activities that may be required in order to comply with condition 16 above), a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason:

In order to mitigate against the risks of contamination and to ensure compliance with Policy MD7 of the LDP.

2017/00564/9/CD
Details approved 23/7/19- Vale of Glamorgan Council
Aecom Land Contamination Risk Assessment 11th March 2019

18. Within one month of completion of the monitoring programme referred to in condition 17 above, a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority. Monitoring may only finally cease when the above referenced report has been approved in writing by the Local Planning Authority.

Reason:

In order to mitigate against the risks of contamination/pollution and to ensure compliance with Policy MD7 of the LDP.

2017/00564/9/CD

**Details approved 24/10/19- Vale of Glamorgan Council
Aecom letter dated 17th September 2019 (ref 60509148).
Aecom Land Contamination Risk Assessment (11/03/19)**

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason:

In order to mitigate against the risks of contamination, and to ensure compliance with Policy MD7 of the LDP.

2017/00564/9/CD

**Details approved 24/10/19- Vale of Glamorgan Council
Aecom letter dated 17th September 2019 (ref 60509148).
Aecom Land Contamination Risk Assessment (11/03/19)**

20. No infiltration of surface water drainage into the ground shall be permitted, other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated in writing that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details, once they have been submitted to and approved in writing by the Local Planning Authority.

Reason:

In order to mitigate against the risks of contamination and to ensure compliance with Policy MD7 of the LDP.

21. Any topsoil (natural or manufacture), subsoil, 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 the relevant Code of Practice and Guidance Notes.

Reason:

In the interests of environmental protection and to ensure compliance with Policy MD7 of the UDP.

2017/00564/9/CD

Details approved 23/7/19- Vale of Glamorgan Council

Aecom Land Contamination Risk Assessment 11th March 2019

22. Any site won material including soils, aggregates or recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

In the interests of environmental protection and to ensure compliance with Policy MD7 of the UDP.

2017/00564/9/CD

Details approved 23/7/19- Vale of Glamorgan Council

Aecom Land Contamination Risk Assessment 11th March 2019

23. No work on the construction of the road 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 details of the following:
- 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;
 - xi) diesel and oil tank storage areas and bunds;
 - xii) measures for the protection of the adjacent brook from pollution during the course of construction

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 Policy MD7 (Environmental Protection) of the Local Development Plan.

2017/00546/3/CD

**Details approved 11 September 2018 - Vale of Glamorgan Council
CEMP Rev 1, Appendix A2 Air Quality, Control of Site Nuisance AGC-G03, Guidance for Consents, Licences and Permits AGC-G04, Pollution Control and Contingency Plan.**

24. Prior to the road being opened to public use and prior to the construction, erection or laying of any noise mitigation features, an assessment shall be carried out under the Noise Insulation Regulations and a report of the assessment shall be submitted to and approved in writing by the Local Planning Authority (to include details of all of the necessary noise mitigation measures), also prior to the road being opened to public use and prior to the construction, erection or laying of any noise mitigation features.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

2017/00564/5/CD

**Details Approved 21/12/18- Vale of Glamorgan Council
Noise Ltd Noise Insulation Regulations Assessment 1712147R01
dated 5th February 2018, plans 60509148-SHT-30-0000-0001,
60509148-SHT-30-0000-0303, 60509148-SHT-30-0000-0004 and Hales
Sawmills technical details on Reflective Sound Screens and
Absorbent Sound Screens**

25. Having regard to the Noise Insulation Regulations assessment referred to in condition 24 above, the full range of noise mitigation measures listed in the report required under the terms of Condition 24 (to include an acoustic noise barrier at the western end of the site between the new roundabout and properties in Llantwit Major/Boverton and acoustic noise barriers along the route of the NAR) shall be carried out prior to the road being opened for public use, and so be shall maintained at all times thereafter.

Reason:

In the interests of residential amenity and to ensure compliance with Policies MD2 and MD7 of the LDP.

2017/00564/4/NMA
Condition 25 amended 15/7/19

2017/00564/5/CD
Details Approved 21/12/18- Vale of Glamorgan Council
Noise Ltd Noise Insulation Regulations Assessment 1712147R01
dated 5th February 2018, plans 60509148-SHT-30-0000-0001,
60509148-SHT-30-0000-0303, 60509148-SHT-30-0000-0004 and Hales
Sawmills technical details on Reflective Sound Screens and
Absorbent Sound Screens

26. Prior to the commencement of any works relating to the surface water drainage strategy, full engineering details for the surface water drainage of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include calculations for onsite attenuation or discharge, cross-sections and long-sections of all drainage features on site. The detailed scheme for drainage shall also identify all existing surface water drainage structures within the site and demonstrate that they are still utilised for their intended use, or that alternative provision is made. The scheme shall also demonstrate that flows within said structures are maintained during construction works and thereafter.

The approved scheme shall be implemented prior to the first beneficial use of the road and 'as built' plans shall also be submitted prior to the first beneficial use of the road.

Reason:

To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased elsewhere, in accordance with Policy MD7 of the LDP.

2017/00564/7/CD
Details Approved 01/04/19- Vale of Glamorgan Council
Drainage details/plans

27. Prior to the commencement of any works relating the drainage system, a SuDS management plan which includes details of future management responsibilities for the site and its drainage assets shall be submitted to and approved in writing by the Local Planning Authority. This plan shall detail the strategy that will be followed to facilitate the optimal functionality and performance of the SuDS scheme throughout its lifetime. The management plan shall be implemented in full accordance with the approved details prior to the first beneficial use of the road and complied with in perpetuity.

Reason:

To ensure the effective drainage of the site and to ensure compliance with Policy MD7 of the LDP.

2017/00564/8/CD

**Details approved 15/4/20- Vale of Glamorgan Council
Burroughs Sustainable Drainage Systems Management Rev P2 (dated
19/2/20 and received 4/3/20) and the associated SuDS Maintenance
Inspection Checklist (also received 4/3/20)**

28. None of the conditions shall preclude the implementation of the advance works, which comprise: archaeological investigation; geotechnical site investigation; felling of trees; translocation of hedgerows and other ecology measures; the construction of the flood alleviation measures; and the installation of a noise mitigation fence along the B4265.

Reason:

In order to manage the timely implementation of the permission and to ensure compliance with Policy MD2 of the LDP.

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, SP2 – STRATEGIC SITES, SP3 – RESIDENTIAL REQUIREMENT, SP5 – EMPLOYMENT REQUIREMENTS, SP7– TRANSPORTATION, MG2 – HOUSING ALLOCATIONS, MG9 – EMPLOYMENT ALLOCATIONS, MG10 – ST ATHAN - CARDIFF AIRPORT ENTERPRISE ZONE, MG16- TRANSPORT PROPOSALS, MG19 – SITES AND SPECIES OF EUROPEAN IMPORTANCE, MG20 – NATIONALLY PROTECTED SITES AND SPECIES, MD2 - DESIGN OF NEW DEVELOPMENT, MD7 - ENVIRONMENTAL PROTECTION, MD8 - HISTORIC ENVIRONMENT and MD9 - PROMOTING BIODIVERSITY of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, the advice within Planning Policy Wales 9th Edition, Technical Advice Notes 5, 11, 12, 15, 18, 23 and 24, the Council's Supplementary Planning Guidance on Amenity Standards, Biodiversity and Development, Design in the Landscape and Trees and Development, and Sections 66 and 72 of the Planning (Listed buildings and Conservation Areas) Act 1990, the proposed development is considered acceptable in principle, and in terms of visual impact, highway safety, traffic, flood risk, residential amenity, archaeology, the historic environment, ecology. Landscaping, trees, environmental impacts and agricultural land quality.

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. 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.**

- 2. Any works to watercourses, including ditches and streams where defined by the Land Drainage Act 1991, may require Land Drainage Consent by the relevant drainage body (Lead Local Flood Authority – Vale of Glamorgan Council). Works include permanent and temporary works, including temporary crossings during construction phases.**

- 3. The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for**
 - (i) determining the extent and effects of such constraints;**
 - (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;**
 - Unprocessed / unsorted demolition wastes.**
 - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.**
 - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and**
 - (iii) the safe development and secure occupancy of the site rests with the developer.**

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

4. 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).
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. 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.

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 September 2017

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.