

# Pre-Application Consultation Report

Ysgol Gymraeg Bro Morgannwg, Colcot Road, CF62 8YU

11 March 2019



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# 1 Introduction

- 1.1 This Pre-Application Consultation Report (PAC Report) has been prepared by KEW Planning, on behalf of ISG Construction.
- 1.2 This report forms part of the planning application for ISG at Ysgol Bro Morgannwg, Colcot Rd, Barry CF62 8YU. The document reports on the statutory consultation process undertaken by KEW Planning prior to submission of the final application to the local planning authority.
- 1.3 The site is within the administrative authority of the Vale of Glamorgan.

## Proposed Development

- 1.4 The requirement to undertake pre-application consultation applies to all applications for 'Major' development, as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO).
- 1.5 The proposed development constitutes 'Major' development as the application involves the provision of over 1,000 square metres of floor area and is on a site of over 1ha.
- 1.6 This planning application is seeking Full planning permission for the following:  
The application is seeking full planning permission for the erection of extensions and refurbishment of the comprehensive element of the wider school campus; this will include:
- the erection of a new teaching block (design and technology);
  - the erection of a new sports hall;
  - the erection of a new reception /entrance area;
  - creation of new plant room;
  - the provision of a new MUGA play area;
  - the provision of a new 3G all-weather sports pitch;
  - the creation of a new coach drop off / pick up area.

The planned development will take place under the following phases;

- **Phase 1** – Demolish existing single storey teaching block. Build new Multi Use Games Area (MUGA) before existing MUGA is built on.
- **Phase 2** – New entrance, plant room, 3 storey teaching block and sports hall all built.
- **Phase 3** – Once the new sports hall and changing rooms are operational the existing ones can be demolished.

- **Phase 4** – New circulation hub and central ‘street’ built. Plant remodelled into new kitchen. Existing kitchen remodelled in to additional dining. Landscaping surrounding new 3 storey block and sports hall.
- **Phase 5** – Once the new entrance is operational, the existing entrance can be remodelled into 6th Form. Single storey DT block built.
- **Phase 6** - Existing offices remodelled into new classrooms.

### **Legislative Requirements**

1.7 Article 4, Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, states that the applicant must carry out pre-application consultation which consist of:

- publicising the proposed application by the site by displaying a notice in at least one place on or near the land to which the proposed application relates, for no less than 28 days;
- writing to any owner or occupier of any land adjoining the land to which the proposed application relates;
- making the entire draft application documentation information available for inspection at a location in the vicinity of the proposed development for no less than 28 days;
- consulting with any community consultees and specialist consultees as identified within Schedule 2 of The Town and Country Planning DMPWO (Amendment) 2016.

1.8 This report sets out the statutory consultation and community engagement undertaken leading up to the submission of the planning application. The report then summarises the responses to the consultation, and demonstrates how the pre-application consultation requirements have been satisfied.

### **Structure of the Report**

1.9 This PAC report is set out as follows:

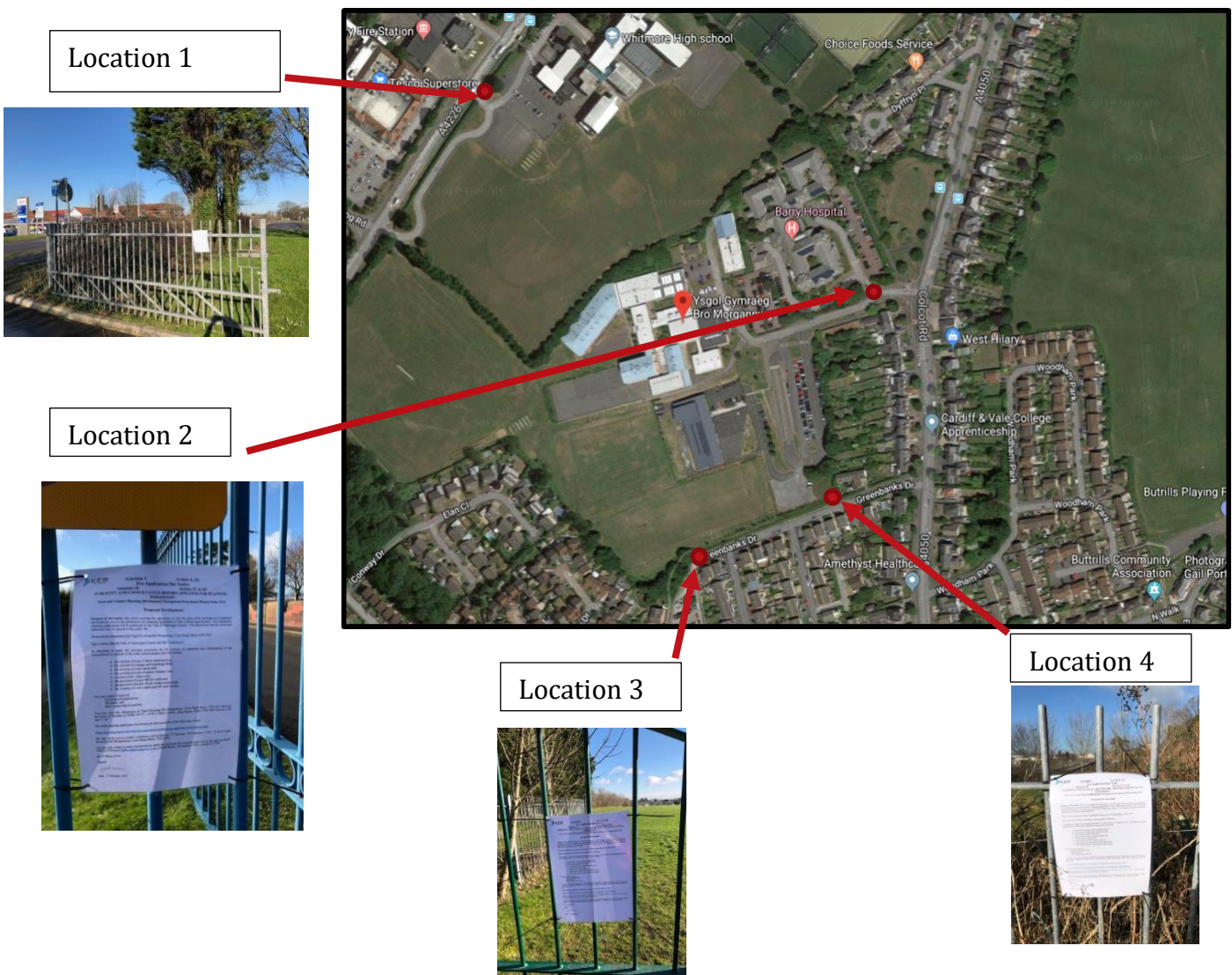
- Section 2 contains a review of the process of engagement undertaken by KEW Planning;
- Section 3 provides a summary of the responses received from community consultees, specialist consultees and the statutory publicity and sets out the responses to the feedback and consideration given to these;
- Section 4 contains the conclusion.

## 2 Process of Engagement

### Site Notices

2.1 Site notices were erected on the perimeter of the site on the morning of Monday 4<sup>th</sup> February 2019. The notices (see below in [Figure 1](#) for locations of notices) were visible and legible to passing pedestrians, without the need to enter the site. The site notices were displayed for the full 28 day publicity period. Reference to Appendix 2.

**Figure 1 – Site Notice Locations and Photographs in Situ**



2.2 The site notices contained all the information in accordance with the legislative requirements, as per Schedule 1B of The Town and Country Planning DMPWO (Amendment) Order 2016. This includes information about the applicant, the proposal, and identified the location of the nearest public place to view the application documents, which was the Ysgol Bro Morgannwg and the website link where the full suite of documents could be viewed. A copy of the site notices can be seen in [Appendix 1](#).

### **Letter to Owner/Occupiers of Adjoining Land**

2.3 In accordance with Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, all owners/occupiers of land adjoining the site which the proposed application relates received a letter giving requisite notice in writing of the proposal. [Appendix 2](#) contains a copy of the letter that was sent to the adjoining land owners/occupiers.

2.4 The nearest occupiers to the application site were notified of the proposal in writing, with letter hand delivered to occupiers on the morning of Sunday 17<sup>th</sup> February. Below is a map of the area for the residential mail drop.

**Figure 2 – Resident Mailshot consultation area**



## Community and Specialist Consultees

- 2.6 A letter giving requisite notice was sent to Councillors Hamilton, Charles and Wright as the members who represent Illtyd Ward in the Vale of Glamorgan (see [Appendix 3.](#)) The letters were sent on 31<sup>st</sup> January 2019.
- 2.7 Schedule 4 of The Town and Country Planning DMPWO (Amendment) 2016 lists specialist consultees who must be consulted as part of the pre-application consultation process. Please see [Table 1](#) for the full list of specialist consultees who were given requisite notice by letter.
- 2.8 [Appendix 4](#) contains a copy of the letter that was sent to the specialist consultees on 4<sup>th</sup> December 2018.

**Table 1 – Specialist consultees as per Schedule 4**

Consultee	Reason for consulting
The local planning authority concerned – Vale of Glamorgan	Development likely to affect land in the area of the local planning authority
Vale of Glamorgan local highway authority concerned	Development likely to prejudice the improvement or construction of a classified road or proposed highway
	Development involving – <ul style="list-style-type: none"> <li>i. the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or</li> <li>ii. the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force</li> </ul>
	Development which consists of or includes the laying out or construction of a new street
The Natural Resources for Wales	Development – <ul style="list-style-type: none"> <li>i. in or likely to affect a site of special scientific interest; or</li> <li>ii. within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act (1)</li> </ul>
	Development – <ul style="list-style-type: none"> <li>i. on land designated as Flood Zone C2;</li> </ul>

	<ul style="list-style-type: none"> <li>ii. involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.</li> </ul>
The water and sewerage undertaker concerned – Welsh Water Dwr Cymru	<p>Development-</p> <ul style="list-style-type: none"> <li>i. involving new residential development (including single units); and</li> <li>ii. which is major development not falling within paragraph (i).</li> </ul>
Barry Town Council	Development likely to affect land in the area of the local planning authority

### Draft Application Documentation

2.9 All information which is to be submitted as part of the formal planning application was made available for the full duration of the 28 day publicity period.

2.10 The draft planning application documentation which was made available at Ysgol Bro Morgannwg that included:

Item	Description	Author
1	Planning application forms (with completed ownership certificates)	KEW Planning
2	<p><b>Existing Floorplans:</b></p> <p>YBM-ASL-00-XX-DR-A- 0900 Rev P2 Site Location plan</p> <p>YBM-ASL-00-B1-DR-A-0001 REV P2 Existing lower ground floorplan</p> <p>YBM-ASL-00-00-DR-A-0002 REV P2 Existing ground floor plan</p> <p>YBM-ASL-00-01-DR-A-0003 REV P2 Existing first floor plan</p> <p>YBM-ASL-00-RF-DR-A-0004 REV P2 Existing roof plan</p> <p><b>Proposed Floorplans:</b></p> <p>YBM-ASL-00-B1-DR-A-0200 REV P4 Proposed lower ground floor plan</p>	Austin Smith Lord Architects



	<p>YBM-ASL-00-00-DR-A-0201 REV P4 Proposed ground floor plan</p> <p>YBM-ASL-00-01-DR-A-0202 REV P4 Proposed first floor plan</p> <p>YBM-ASL-00-RF-DR-A-0203 REV P3 Proposed roof floor plan</p> <p>YBM-ASL-10-ZZ-DR-A-0251 REV P4 Proposed entrance block elevations</p> <p>YBM-ASL-20-ZZ-DR-A-0252 REV P5 Proposed circulation block elevations</p> <p>YBM-ASL-30-ZZ-DR-A-0253 REV P5 Proposed sports, IT &amp; business block elevations sheet 1</p> <p>YBM-ASL-30-ZZ-DR-A-0254 REV P5 Proposed sports, IT &amp; business block elevations sheet 2</p> <p>YBM-ASL-40-ZZ-DR-A-0256 REV P4 Proposed DT block elevations</p> <p><b>Existing Elevations:</b></p> <p>YBM-ASL-00-ZZ-DR-A-0257 REV P2 Alterations to existing teaching block elevations</p> <p>YBM-ASL-00-ZZ-DR-A-0258 REV P2 Alterations to existing DT block elevations</p> <p>YBM-ASL-00-ZZ-DR-A-0918 REV P2 Existing site elevations</p> <p><b>Proposed Elevations:</b></p> <p>YBM-ASL-00-ZZ-DR-A-0928 REV P2 Proposed site elevations</p> <p>YBM-ASL-00-ZZ-DR-A-0929 REV P2 Overhead view from the south east</p> <p>YBM-ASL-00-ZZ-DR-A-0930 REV P2 Overhead view from south west</p> <p>YBM-ASL-00-ZZ-DR-L-0900 REV P6 External works general arrangement – whole site (<b>with landscaping</b>)</p> <p>YBM-ASL-00-ZZ-M3-A-0925 REV P1 Proposed site sections</p>	
3	Planning, Design and Access Statement	KEW Planning

4	Pre-Application Consultation	KEW Planning
5	Transport Assessment	AECOM
6	Draft Travel Plan	AECOM
7	Sustainability BREEAM Pre-Assessment Rev A and Part L2A Compliance Assessment Rev A	Hoare Lea
8	Environmental Noise Assessment	MACH Acoustics
9	Flood Consequence Assessment	AECOM
10	Civil & Structural Engineering Services Stage 3 report  (Includes Drainage Strategy)	Shear Design
11	Arboricultural Report (inc. Tree Survey Data & Tree Constraints Plan)	ArbTS
12	Preliminary Ecological Assessment & BREEAM Ecology Report	AECOM
13	Bat Activity Survey Report	AECOM
15	All-Weather pitch flood lighting Rev 1	Hoare Lea
16	Planning application fee of £15,200 made payable to Vale of Glamorgan Council	VOG

### Website

2.11 The above suite of documents was available to view from 1<sup>st</sup> February to 4<sup>th</sup> March 2019 at the website shown below for the public to view.

<https://kewplanning.co.uk/ysgol-gymraeg-bro-morgannwg-pre-application-consultation-pac/>

### **Location**

- 2.12 The documents shown in Table 1 were made available for viewing at the Ysgol Bro Morgannwg and Barry Central Library from Monday 1<sup>st</sup> February to Monday 4<sup>th</sup> March 2019 for the public to view.

### **Public Exhibition**

- 2.13 Members of the public were invited to a public exhibition on Wednesday 13<sup>th</sup> February 2019 between the hours of 5pm and 9pm, held at Ysgol Gymraeg Bro Morgannwg, Colcot Road, CF64 8YU. The public were given the opportunity to view the scheme; give their views and meet the project design team who were on hand to explain the proposals and answer any questions.
- 2.14 The exhibition was well attended (approximately 30 residents were recorded) with residents attending from the surrounding area to view the scheme and express some concerns regarding Greenbank's Drive and a pedestrian access. A second exhibition was held on Wednesday 20<sup>th</sup> February between 5pm and 8pm for parents and school governors. Consequently, the consultation undertaken has exceeded the statutory requirements and every effort has been made to engage with all stakeholders as part of the development proposals.

## 3 Review of Consultee Responses Received

3.1 This section of the report provides a summary the responses received from the statutory publicity and consultees. All comments received within the 28-day consultation period specified in the notice have been considered.

### Comments received via Community Consultees

3.2 There were 6 responses received from the local community following the notification of neighbouring land occupiers, with the response set out in [Table 2](#) and referenced in Appendix 5.

**Table 2 – Community Consultee Responses**

Ref No.	Support	General comments
1	-	<p>1. Proposed access from Greenbank’s Drive. There has never been any pre-existing public access to the school site from Greenbank’s Drive. Your local authority preplanning consolation form states there are no additional access points affecting the neighbouring roads. Yet the general layout drawing shows the addition of a pedestrian gate in the far south east corner. Historically, there was only emergency vehicle access when the school main entrance was only a single track road. The emergency vehicle access became redundant when dual lane access was created, complete with traffic light controlled junction on Colcot Rd. In fact there used to be metal signage to the affect that access was prohibited and trespasses would be prosecuted. This was removed to accommodate workman’s huts and compound during the previous development phase. With new additional traffic light controlled, dual lane access from Port Rad for coaches, there is even less reason to create an access point from Greenbank’s Drive.</p> <p>2. In recent years, Greenbank’s Drive has seen an increase in unplanned traffic both pedestrian and vehicular, which it was not designed for. Previous traffic studies (These stated that the current site arrangements were sufficient for future expansion of the school population, including the planned phase). The road is being used as an unofficial drop off and pick up point for students. Vehicles waiting for prolonged periods create a hazard at the junction with Colcot Rd. If an additional access point is created, at Greenbank’s. This situation will get far worse and the whole road will be used as an unofficial drop off point. This isn’t controlled now and is unlikely to be controlled in the future.</p> <p>With residents parked outside their own properties, the road is only just wide enough for single use traffic. Yet on many occasions, cars speed up this road from the college, creating further danger for pedestrians. Students and adults alike seem to prefer walking in the road and not on the pavement.</p> <p>3. the increase in traffic has resulted in an increase in little and in the past, vandalism. With higher footfall this will get worse.</p> <p>4. There is currently insufficient screening of the school site from Greenbank’s. Previous plans included additional planting here as the council has removed the trees that were on the Greenbank’s side of the fence. The proposed plan seems to indicate the removal of trees that were planted during the creation of the car park</p>

		<p>but doesn't show any new planting to obscure the view. All other school boundaries have adequate screening.</p> <p>5. The far South East corner of the plan doesn't show the small electricity board plot. This used to have yellow metal signage on Greenbank's Drive indicating the National Grid reference. This was removed when the current railing fence was erected.</p> <p>All development phases of the school site seem to include a host of misleading information that indicate either a hidden agenda or just plain incompetence. From environmental and traffic studies not being worth the paper they are printed on, additional car parks added within the 20m prohibited development zone at a whim, to outright lies to neighbours regarding damaging effects of construction equipment to surrounding property.</p>
2.		<p>We wish to make objections to the proposed opening of the gates in Greenbank's drive as a pedestrian access to the school. Our houses is directly opposite these gates and we foresee traffic problems at the start and finishing times of the school day.</p> <p>At present parents taking their children to the school use the turning at the traffic lights, but once they discover that there is a pedestrian access in Greenbank's drive, it will become a convenient opportunity to take advantage of this by turning into Greenbank's Drive as a drop off and pick up point. This will cause problems for the residents of Greenbank's drive and Glenman's Way, especially for those parents who have children in other schools.</p> <p>We have a problem already, with cars parking at the top end of Greenbank's drive as a waiting zone. This alone creates a difficult and dangerous situation as vehicles needing to access Colcot Rd from Greenbank's Drive are forced to go to this right hand side of the road, which, potentially could result in a head on collision with traffic turning into Greenbank's Drive off Colcot Rd.</p> <p>This problem, alone, needs to be addressed without making it worse by opening the gates. We addressed these concerns at the consultation day at the school, which seem to be genuinely acknowledged by your representatives. They suggested introducing yellow lines in this area, but, personally, cannot see it making any difference.</p> <p>We trust you will genuinely understand our concerns and given the serious consideration that they deserve, with the result that common sense will prevail and the gates remain permanently closed.</p>
3.	Y	Surface Drainage , currently flooding my garden after schools land level was raised, (mike Hitchings) at the Vale of Glamorgan Investigation.
4.	Y	Will blend in with what has already been built.
5.	N	Concerns about the walkway leading from Greenbank's Drive, we envisage cars dropping the children off and an accident waiting to happen. Suggestion : Double Yellow lines all the way down the one side of Greenbank's Drive.

		Children safety paramount and if a gate is opened up fir a walkway onto Greenbank's Drive the likelihood is parents will drop the children off at gate to avoid the queuing traffic on Colcot Rd. Very, very concerned with the gates access.
6.	N	<p>We object to the gates being open on Greenbank's Drive.</p> <p>The development of the school itself we have no objection to. However, we do not see any positives for opening the gates on Greenbank's Drive.</p> <p>To open the gates would cause the parents to use Greenbank's Drive as a drop off and waiting pick up point for their children. Which would cause a build up of traffic and residents of the estate would be delayed getting their own children to school and affected by this</p>

### Response

- 3.3 The responses to the development of the school have been largely positive, however there are concerns relating to the gated access onto Greenbank's drive. The residents are concerned that there will be an increase in traffic from parents using it as a drop off point for children.
- 3.4 3 of the 6 responses have specifically mentioned the access to Greenbank's Drive and the possible impact due to parents abusing this access as a drop off and pick up point. This was also raised at the Public Exhibition.
- 3.5 The Vale of Glamorgan Education Department has listened to these concerns and the proposed development has removed the gated pedestrian access to Greenbank's Drive. This seeks to address all the concerns raised relating to the increase in traffic to Greenbank Drive; this being used as a drop off and pick up point and increased parking concerns.
- 3.6 In relation to the surface water drainage leading into a residents garden; the Drainage report that was undertaken by Shear Design on instruction by ISG plc, identified an area in the South and South East of the development site which appears to correlate to a localised low point, which attracts surface water flow. There are proposed attenuation ponds that are included in the proposals which seek to attenuate water flow from the hard surfaces of the secondary school.
- 3.7 The ownership red location plan has been amended to show that the electric sub-station in the corner of the site by Greenbank Drive.
- 3.8 Following the construction of the Primary School the residents of Greenbank Drive were given the choice of the species of tree which were to be planted along the boundary of the school to create attractive screening. The residents chose silver birch trees which are still flourishing. These trees will remain in situ and there is no plan to remove any of these trees.

### Comments received via Specialist Consultees

- 3.9 In total, 3 responses were received from specialist consultees. [Table 3](#) provides a summary of the responses received. The full responses can be seen in [Appendix 4](#).

**Table 3 – Specialist Consultee Responses –**

Ref No.	Consultee	Response
1	Dwr Cymru Welsh Water	<p>We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water (DCWW), as a ‘Specialist Consultee’ as defined by Paragraph (y) of Schedule 4 of the Town &amp; Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 4th February 2019, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.</p> <p>Having reviewed the draft application pack we would advise there is <b>no objection</b> in principle to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:</p> <p><b><u>SEWERAGE</u></b></p> <p>We would advise that foul flows from the proposed development can be accommodated within the public sewerage system. In reference to surface water flows, we acknowledge receipt of an accompanying ‘Stage 3 Report’ (Ref: 18136-SDL-00-XX-RP-CS-00001) including drainage strategy, which indicates a mixed drainage strategy comprising predominantly of Sustainable Drainage Systems (SuDS). The report acknowledges that this proposed development is subject to the Flood and Water Management Act 2010 (Schedule 3) and therefore we strongly recommended that the developer engage in pre-application consultation with the relevant SuDS Approval Body (SAB), in this instance the Vale of Glamorgan Council. Nonetheless, at this stage, it appears there are still ongoing investigations into surface water drainage options, including the suitability of soakaway systems, and therefore would advise there is no agreement to communicate to the public sewerage system. The SAB is responsible for any forthcoming applications which seeks approval of Sustainable Drainage Systems (SuDS) features in accordance with national standards, whereas DCWW is a statutory consultee to this application process.</p> <p>You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.</p> <p>The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located and marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.</p>

		<p><b><u>SEWAGE TREATMENT</u></b></p> <p>No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.</p> <p><b><u>WATER SUPPLY</u></b></p> <p>A water supply can be made available to service this proposed development.</p> <p>I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected. Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at <a href="mailto:developer.services@dwrcymru.com">developer.services@dwrcymru.com</a>. Please quote our reference number in all communications and correspondence.</p>
2	Natural Resources Wales	<p>We have <b>no objection</b> to the application as submitted based on the information submitted but would request the Local Planning Authority (LPA) attach an informative to any planning permission granted.</p> <p><b>European Protected Species - Bats</b></p> <p>We have considered the Bat Activity Survey Report, dated November 2018 by AECOM Ltd and the Preliminary Ecological Appraisal, dated July 2018 by AECOM Ltd and note that they have identified that bats are present at the application site.</p> <p>Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation.</p> <p>A licence may only be authorised if: i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.</p> <p>There is no satisfactory alternative and iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.</p> <p>Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not</p>



		<p>impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.</p> <p>On the basis of the above reports, we <b>do not</b> consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.</p> <p>Therefore, we would <b>not object</b> to the proposal but in line with the ‘Dear CPO’ letter issued by Welsh Government on 1st March 2018, we would request that the following informative is attached to any planning permission granted by the LPA.</p> <p><i>Warning: A European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <a href="https://naturalresources.wales/permits-and-permissions/protected-specieslicensing/european-protected-species-licensing/information-on-european-protectedspecies-licensing/?lang=en">https://naturalresources.wales/permits-and-permissions/protected-specieslicensing/european-protected-species-licensing/information-on-european-protectedspecies-licensing/?lang=en</a></i></p> <p>Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.</p>
3	Barry Town Council	<p>Barry Town Council supports the proposed development subject to the following matters;</p> <ol style="list-style-type: none"> <li>1. The Vale of Glamorgan Planning Department are satisfied with (1) the proposed external material and finishes to the new buildings and (2) The proposed landscaping scheme.</li> <li>2. The Highways department are satisfied with the internal arrangements for the new drop off with space to accommodate 11 coaches with 3 parking spaces for min buses.</li> <li>3. The Vale of Glamorgan Highways Department undertakes a traffic management plan for the proposed development to assess the implications for the access/egress to the site and to ensure highway safety on the roads surrounding the site.</li> </ol>
3	Highways Department	No response.

## Response

- 3.10 Welsh Water Dwr Cymru’s response confirms there is no objection to the scheme. Welsh Water Dwr Cymru will be consulted again by the council as part of the formal full application process once this has been submitted, therefore this will be issued with the final detailed site layout for comment.

- 3.11 NRW response confirms that there is no objection to the scheme based on the information provided.
- 3.12 They request that the LPA attach an informative regarding Bat activity on the site. NRW would not object to the proposal but would be line with the 'Dear CPO' letter issue by the Welsh Government on 1<sup>st</sup> March 2018 and that development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.
- 3.13 Barry Town Council supports the development; subject to the Vale of Glamorgan planning department being satisfied with the materials for the external building, the Highways department being satisfied with arrangements for the new drop off and that a traffic management plan for impact of the access and egress to the site is undertaken. The proposals will be examined by the relevant planning and highways departments prior to any planning permission being issued.

**Comments received via Statutory Publicity**

- 3.14 No responses were received due to statutory publicity.

## 4 Conclusions

### **Pre-Application Consultation**

- 4.1 This PAC report demonstrates that the applicant has made every effort to ensure that the local community, local members and statutory consultees have had the opportunity to be involved in the pre-application process and throughout this consultation.
- 4.2 The consultation has raised awareness of the proposed development, as well as provide the community with an understanding of the proposed development, the impacts, and the benefits it will bring to the locality.
- 4.3 This process has sought to address any concerns by considering each comment. This report shows how each of the comments were considered and incorporated into the development.
- 4.4 This PAC report therefore demonstrates that the pre-application consultation undertaken by the applicant has met the requirements of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

# Appendix 1 – Site Notice and Declaration

Schedule 1

Article 4. (4)

Pre-Application Site Notice

Schedule 1B

Articles 2C & 2D

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

## **Proposed Development:**

**Purpose of this notice:** this notice provides the opportunity to view the plans of the developer on a proposed development prior to the submission of a planning application to Vale of Glamorgan Council. Any subsequent planning application will be publicised by Ysgol Bro Morgannwg Council. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) Ysgol Gymraeg Bro Morgannwg. Colcot Road, Barry, CF62 8YU

I give notice that (b) Vale of Glamorgan Council and ISG Construction.

Is intending to apply for planning permission for **Expansion of Ysgol Gymraeg Bro Morgannwg Secondary school campus to accommodate future demand with the provision of up to 300 pupils.**

You may inspect copies of:

- The proposed application;
- The plans; and
- Other supporting documents

You may view this information at the Public Exhibition event at Ysgol Gymraeg Bro Morgannwg, Colcot Road, Barry, CF62 8YU between the hours of Monday to Friday 08.00 – 19.00.

The draft planning application documents are also accessible at the following website:

<https://kewplanning.co.uk/ysgol-gymraeg-bro-morgannwg-pre-application-consultation-pac/>

Anyone who wishes to make representations about this proposed development must write to the agent at (FAO Kathryn Williams) [kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk) or KEW House, 14 Grantham Close, Cardiff CF5 2EX

By 13<sup>th</sup> February 2019

Signed:



Date: 27<sup>th</sup> January 2019

## Declaration in relation to Site Notice

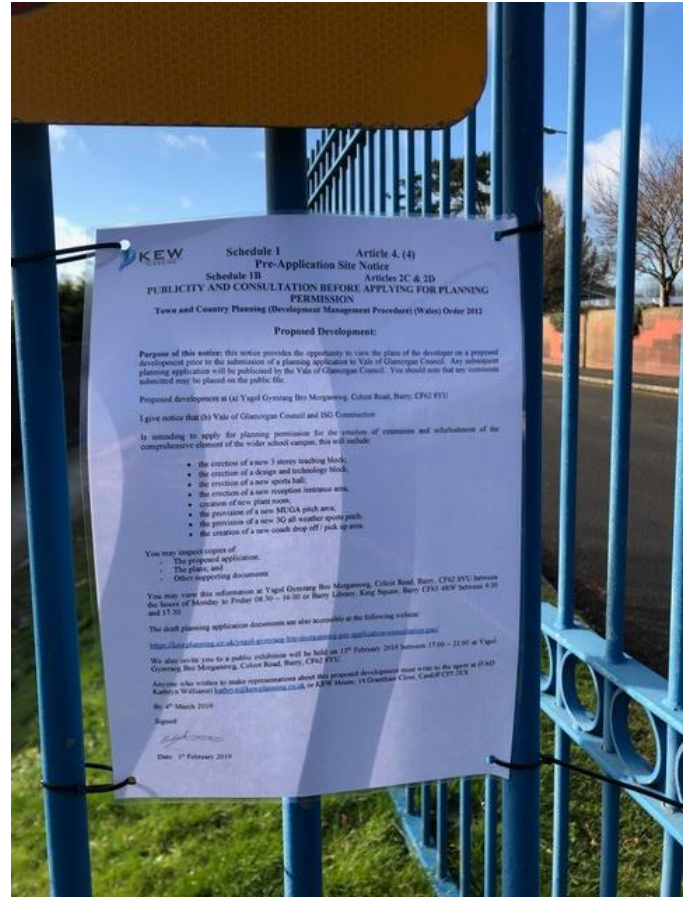
I, Kathryn Williams, Managing Director of KEW Planning, 14 Grantham Close, Cardiff CF5 2EX, do solemnly and sincerely declare that

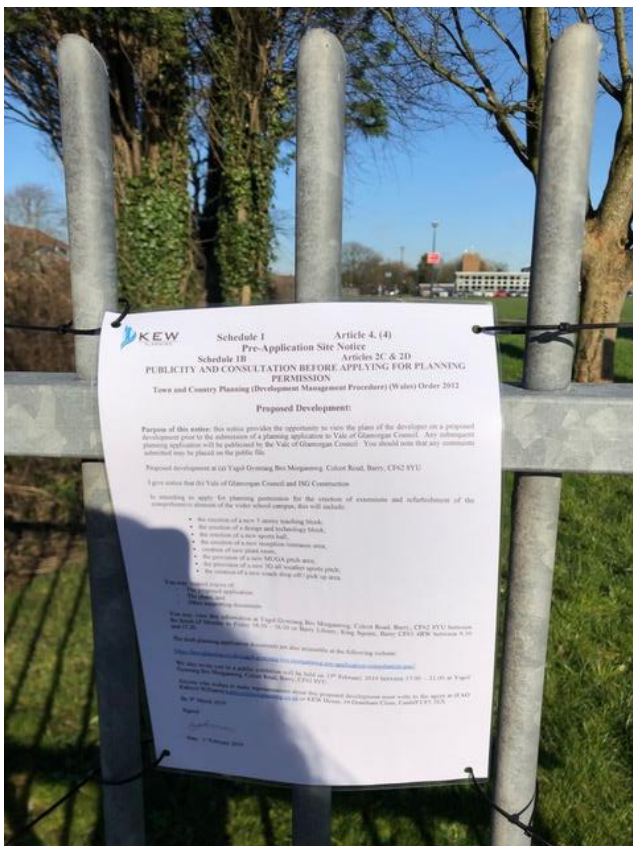
In line with Part 4 s17 612 of the Planning (Wales) Act 2015, and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 a site notice was displayed on the site from 4 December 2018 for a period of 28 days, informing the public and adjoining land owners of the following:

- The description of development.
- The locations where the application can be viewed.
- Contact details for where any comments or requests can be made.



Signed..... 11<sup>th</sup> March 2019





# Appendix 2 – Letter to Occupiers of Adjoining and Surrounding Land



1<sup>st</sup> February 2019

Dear Owner / Occupier

**Town and Country Planning (Development Management Procedure) (Wales) 2016 - Schedule 1 Article 4**

**Expansion of Ysgol Gymraeg Bro Morgannwg to accommodate future demand.**

I am writing to advise that we are holding a public consultation where the scheme drawings will be exhibited, to explain the proposals for the proposed development at the above site. This will take place on Wednesday 13 February between 5 – 9pm.

The proposal is seeking Full planning permission for the extension and refurbishment for the following:

- the erection of a new 3 storey teaching block;
- the erection of new design and technology building;
- the erection of a new sports hall;
- the erection of a new reception /entrance area;
- creation of new plant room and internal circulation space to allow for lift access;
- the provision of a new MUGA pitch area;
- the provision of a new 3G all-weather sports pitch;
- the creation of a new coach drop off / pick up area.

The proposed refurbishment and extensions are being undertaken under the 21<sup>st</sup> Century School programme to deliver Excellence in Education, creating modern teaching facilities, that allow the school to increase its capacity in the number of pupils by 300, and also enhance the teaching and learning experience for staff and pupils.

The project design team will be available at the exhibition to answer any questions you may have relating to the proposed development. The exhibition will be held at Ysgol Gymraeg Bro Morgannwg, Colcot Road, CF64 8YU.

The draft planning application documents are also accessible at the following website:

<https://kewplanning.co.uk/ysgol-gymraeg-bro-morgannwg-pre-application-consultation-pac/>

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', written over a light blue grid background.

**Kathryn Williams**  
**Managing Director**  
**KEW Planning**  
**[kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk)**



Annwyl Perchennog / Deiliad,

## **Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2016 - Atodlen 1 Erthygl 4**

### **Ehangu Ysgol Gymraeg Bro Morgannwg i ddarparu ar gyfer galw yn y dyfodol.**

Rwy'n ysgrifennu atoch i roi gwybod ein bod yn cynnal ymgynghoriad cyhoeddus lle bydd y darluniau cynllun yn cael ei arddangos, i egluro'r cynigion ar gyfer y datblygiad arfaethedig ar y safle uchod. Bydd hyn yn digwydd ar Dydd Mercher 13 Tachwedd rhwng 5 - 9pm.

Mae'r cynnig yn ceisio caniatâd cynllunio llawn i ymestyn ac adnewyddu ar gyfer y canlynol:

- Codi bloc addysgu 3 llawr newydd;
- Codi adeilad dylunio a thechnoleg newydd;
- Codi neuadd chwaraeon newydd;
- Codi derbynfa / mynedfa newydd;
- Creu ystafell beiriannau newydd a lle cylchrediad mewnol i ganiatáu mynediad lifft;
- Darparu man cae MUGA newydd; • darparu maes chwarae pob tywydd newydd 3G;
- Mae'r hyfforddwr newydd gollwng / codi ardal.

Mae'r gwaith adnewyddu ac estyniadau arfaethedig yn cael eu cynnal o dan y rhaglen Ysgolion yr 21ain Ganrif i gyflwyno Ragoriaeth mewn Addysg, gan greu cyfleusterau dysgu modern, sy'n caniatáu i'r ysgol i gynyddu ei allu yn y nifer o ddisgyblion erbyn 300, ac mae hefyd yn gwella'r profiad dysgu ac addysgu ar gyfer staff a disgyblion.

Bydd y tîm dylunio prosiect ar gael yn yr arddangosfa i ateb unrhyw gwestiynau a allai fod gennych sy'n ymwneud â'r datblygiad arfaethedig. Bydd yr arddangosfa yn cael ei chynnal yn Ysgol Gymraeg Bro Morgannwg, Heol Colcot, CF64 8YU.

Mae'r dogfennau cais cynllunio drafft hefyd ar gael ar y wefan ganlynol

<https://kewplanning.co.uk/ysgol-gymraeg-bro-morgannwg-pre-application-consultation-pac/>

Yr eiddoch yn gywir,



**Kathryn Williams**

**Managing Director**

**KEW Planning**

**[kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk)**

## **Residents Consultation Mail shot Address list**

Highfield Road 1 - 8  
Duffryn Place 1 - 11  
Colcot Road 1 - 40  
Glen Mavis Way 1 - 30  
Greenbanks Drive 1 - 36  
Brenig Close 30  
Conway Drive 20  
Port Road West 10  
Oakfield Road 16  
Highlight Lane 32  
Liscum Way 22  
Hellas Drive 13  
Purdey Close 40  
Stirling Road 10  
Enfield Drive 40  
Whitmore Park Drive 20  
Highlight Park Medical Practice  
Ridgeway Road 10  
Brynhill Close 20  
Thistel Close 16  
Blackberry Drive 60  
Cardiff and Vale College  
Elan Close 22  
Usk Way 18  
Bramble Aveune 60  
Tesco superstore Sterling Road  
Fire Station, Port Road West

**Total = 647 letters**

# Appendix 3 – Letters to Ward Members



Councilor Anthony Hampton  
Barry Town Council  
15 Fforest Drive  
Barry  
CF62 6LS

31<sup>st</sup> January 2019

Dear Councillor Hamilton,

## **PRE-APPLICATION CONSULTATION NOTICE FOR PLANNING PERMISSION**

### **YSGOL BRO MORGANWWG, COLCOT ROAD, BARRY, CF62 8YU**

This is notification of commencement of the Pre-Application Consultation Stage, in line with the statutory requirements of the Planning (Wales) Act 2015.

The scheme is for the following:

**“Expansion of Ysgol Gymraeg Bro Morgannwg to include refurbishment of existing buildings and creation of new teaching block to accommodate future demand, with the provision for an extra 300 pupils.”**

The date of commencement is 31<sup>st</sup> January 2019 and all responses must be received by 28<sup>th</sup> February 2019.

Should you have any queries or wish to discuss the consultation prior to submission of the planning application, please do not hesitate to contact Kathryn Williams at [kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk) or KEW House, 14 Grantham Close, Cardiff CF5 2EX.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', written over a light blue horizontal line.

**Kathryn Williams**  
**Manging Director**  
**KEW Planning**

# Appendix 4 – Letters to Specialist Consultees



Dwr Cymru Welsh Water  
PO Box 690  
Cardiff  
CF3 5WL

31<sup>h</sup> January 2019

Dear Sir/ Madam,

## **PRE-APPLICATION CONSULTATION NOTICE FOR PLANNING PERMISSION**

### **YSGOL BRO MORGANWWG, COLCOT ROAD, BARRY, CF62 8YU**

This is notification of commencement of the Pre-Application Consultation Stage, in line with the statutory requirements of the Planning (Wales) Act 2015.

The scheme is for the following:

**“Expansion of Ysgol Gymraeg Bro Morgannwg to include refurbishment of existing buildings and creation of new teaching block to accommodate future demand, with the provision for an extra 300 pupils.”**

The date of commencement is 31<sup>st</sup> January 2019 and all responses must be received by 28<sup>th</sup> February 2019.

Should you have any queries or wish to discuss the consultation prior to submission of the planning application, please do not hesitate to contact Kathryn Williams at [kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk) or KEW House, 14 Grantham Close, Cardiff CF5 2EX.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', written over a light blue horizontal line.

**Kathryn Williams  
Managing Director  
KEW Planning**



Natural Resources Wales  
Cambria House  
29 Newport Road  
Cardiff  
CF24 0TP

31<sup>st</sup> January 2019

Dear Sir/ Madam,

**PRE-APPLICATION CONSULTATION NOTICE FOR PLANNING PERMISSION**

**YSGOL BRO MORGANWWG, COLCOT ROAD, BARRY, CF62 8YU**

This is notification of commencement of the Pre-Application Consultation Stage, in line with the statutory requirements of the Planning (Wales) Act 2015.

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Yours sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Williams".

**Kathryn Williams**  
**Manging Director**  
**KEW Planning**



Highways and Engineering  
Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
CF63 4RU

31<sup>h</sup> January 2019

Dear Sir/ Madam,

**PRE-APPLICATION CONSULTATION NOTICE FOR PLANNING PERMISSION**

**YSGOL BRO MORGANWWG, COLCOT ROAD, BARRY, CF62 8YU**

This is notification of commencement of the Pre-Application Consultation Stage, in line with the statutory requirements of the Planning (Wales) Act 2015.

The scheme is for the following:

**“Expansion of Ysgol Gymraeg Bro Morgannwg to include refurbishment of existing buildings and creation of new teaching block to accommodate future demand, with the provision for an extra 300 pupils.”**

The date of commencement is 31<sup>st</sup> January 2019 and all responses must be received by 28<sup>th</sup> February 2019.

Should you have any queries or wish to discuss the consultation prior to submission of the planning application, please do not hesitate to contact Kathryn Williams at [kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk) or KEW House, 14 Grantham Close, Cardiff CF5 2EX.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kathryn Williams", written in a cursive style.

**Kathryn Williams**  
**Manging Director**  
**KEW Planning**



Vale of Glamorgan Council Estates Department  
Vale of Glamorgan Council  
Civic Offices  
Holton Road  
Barry  
CF63 4RU

31<sup>h</sup> January 2019

Dear Sir/ Madam,

**PRE-APPLICATION CONSULTATION NOTICE FOR PLANNING PERMISSION**

**YSGOL BRO MORGANWWG, COLCOT ROAD, BARRY, CF62 8YU**

This is notification of commencement of the Pre-Application Consultation Stage, in line with the statutory requirements of the Planning (Wales) Act 2015.

The scheme is for the following:

**“Expansion of Ysgol Gymraeg Bro Morgannwg to include refurbishment of existing buildings and creation of new teaching block to accommodate future demand, with the provision for an extra 300 pupils.”**

The date of commencement is 31<sup>st</sup> January 2019 and all responses must be received by 28<sup>th</sup> February 2019.


Should you have any queries or wish to discuss the consultation prior to submission of the planning application, please do not hesitate to contact Kathryn Williams at [kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk) or KEW House, 14 Grantham Close, Cardiff CF5 2EX.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kathryn Williams', written over a light blue horizontal line.

**Kathryn Williams**  
**Manging Director**  
**KEW Planning**

# Appendix 5 – Public Exhibition Community Responses

FEEDBACK FORM	
<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
TITLE: Mr	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: JOHN	
SURNAME: HOPKIN	POSITIVE ASPECTS OF THE DEVELOPMENT:
ADDRESS: 72 BLACKBERRY DRIVE, BARRY	
VALE OF GLAMORGAN	
POSTCODE: CF62 7JR	NEGATIVE ASPECTS OF THE DEVELOPMENT:
TELEPHONE: 01446 721066	SURFACE DRAINAGE, CURRENTLY FLOODING MY GARDEN AFTER SHOWERS AND LEVEL WAS RAISED, (MIKE HITCHINGS) AT THE VALE OF GLAMORGAN COUNCIL INVESTIGATING.
EMAIL: GRIFFHOP@ADL.COM	
<small>ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.</small>	
	Attached drawings, plus will forward emails of surface water run off into gardens,

FEEDBACK FORM	
<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
TITLE: MR.	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: (RAYMOND)	
SURNAME: EDE	POSITIVE ASPECTS OF THE DEVELOPMENT:
ADDRESS: 20 Glen Navis Way	
POSTCODE: CF62 8JA	
TELEPHONE: 02920 673167	NEGATIVE ASPECTS OF THE DEVELOPMENT:
EMAIL: ede.raymond@yahoo.co.uk	Will blend in with what has already been built
<small>ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.</small>	



FEEDBACK FORM	
<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
TITLE: MRS	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: MARY	Concern about the walkway leading from Greenbanks Drive. We envisage cars dropping the children off & an accident waiting to happen. Suggestion: DOUBLE YELLOW LINES all the way down <sup>THE OPPOSITE SIDE OF GREENBANKS DRIVE</sup>
SURNAME: COOKEY	
ADDRESS: 5 GREENBANKS DRIVE	POSITIVE ASPECTS OF THE DEVELOPMENT:
Barry	None.
POSTCODE: CF62 8HZ	NEGATIVE ASPECTS OF THE DEVELOPMENT:
TELEPHONE: 07890798713	As above, children safety paramount and if a gate is opened up for a walk way onto Greenbanks Drive the liability hood is parents will drop their children off at gate to avoid the queuing traffic on Coleb Road VERY VERY CONCERNED WITH GATE ACCESS!
EMAIL: maryscissors@virginmedia.com	
ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.	

FEEDBACK FORM	
<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
TITLE: Mr & Mrs	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: Daniel & Alaina	We object to the gates being open on Greenbanks Drive
SURNAME: Vallorzi	
ADDRESS: 1 Glen Mavis Way	POSITIVE ASPECTS OF THE DEVELOPMENT:
Barry	The development of the school itself we have no objections to. However, we do not see any positives for opening the gates on Greenbanks Drive.
POSTCODE: CF62 8JA	NEGATIVE ASPECTS OF THE DEVELOPMENT:
TELEPHONE: 07584022630	To open the gates would cause parents to use Greenbanks Drive as a drop off + waiting pick up point for their children which would cause a build up of traffic + residents of the estate would be delayed + affected by this getting their own children to school
EMAIL: alainahatton@yahoo.com	
ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.	

## FEEDBACK FORM

<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
TITLE: Mr	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: Scott	I object to the proposed plan on several grounds: The proposed plans completely contradict all previous assurances given by both the school and planning departments that there would be no further erosion of the green buffer zone to it's neighbours. <b>Please see reverse for details of following points listed below:-</b>
SURNAME: Alexander	
ADDRESS:	POSITIVE ASPECTS OF THE DEVELOPMENT:
3 Greenbanks Drive	
Barry	
POSTCODE: CF62 8HZ	NEGATIVE ASPECTS OF THE DEVELOPMENT:
TELEPHONE: 07802401436	<ol style="list-style-type: none"> <li>1. No pre-existing access point on Greenbanks Drive. <b>We don't want one</b></li> <li>2. Traffic hazard increase</li> <li>3. Litter and vandalism increase</li> <li>4. Insufficient screening</li> <li>5. Electricity board land not shown on General plan</li> </ol>
EMAIL: scottmcalec@me.com	
ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.	

1. Proposed access from Greenbanks Drive. There has never been any pre-existing public access to the school site from Greenbanks Drive. Your local authority preplanning consultation form states there are no additional access points affecting neighbouring roads. Yet the general layout drawing shows the addition of a pedestrian gate in the far south east corner. Historically, there was only emergency vehicle access when the school main entrance was only a single track road. The emergency vehicle access became redundant when dual lane access was created, complete with traffic light controlled junction on Colcot road. In fact there used to be metal signage to the affect that access was prohibited and trespassers would be prosecuted. This was removed to accommodate workman's huts and compound during the previous development phase. With new additional traffic light controlled, dual lane access from Port Road for coaches, there is even less reason to create an access point from Greenbanks Drive.

2. In recent years, Greenbanks Drive has seen an increase in unplanned traffic both pedestrian and vehicular, which it was not designed for. Previous traffic studies. (These stated that the current site arrangements were sufficient for future expansion of the school population, including this planned phase). The road is being used as an unofficial drop off and pick up point for students. Vehicles waiting for prolonged periods create a hazard at the junction with Colcot Road. If an additional access point is created, at Greenbanks. This situation will get far worse and the whole road will be used as an unofficial drop off point. This isn't controlled now and is unlikely to be controlled in the future.

With residents parked outside their own properties, the road is only just wide enough for single file traffic. Yet on many occasions, cars speed up this road from the college, creating further danger for pedestrians. Students and adults alike seem to prefer walking in the road and not on the pavement.

3. The increase in traffic has resulted in an increase in litter and in the past, vandalism. With a higher footfall this will get worse.

4. There is currently insufficient screening of the school site from Greenbanks. Previous plans included additional planting here as the council has removed the trees that were on the greenbanks side of the fence. The proposed plan seems to indicate the removal of trees that were planted during the creation of the car park but doesn't show any new planting to obscure the view. All other school boundaries have adequate screening.

5. The far South East corner of the plan doesn't show the small electricity board plot. This used to have yellow metal signage on Greenbanks Drive indicating the National grid reference. This was removed when the current railing fence was erected.

**All development phases of the school site seem to include a host of misleading information that indicate either a hidden agenda or just plain incompetence. From environmental and traffic studies not being worth the paper they are printed on, additional car parks added within the 20m prohibited development zone at a whim, to outright lies to neighbours regarding damaging effects of construction equipment to surrounding property.**

FEEDBACK FORM	
<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION? Y <input type="checkbox"/> N <input type="checkbox"/>
TITLE: MR & MRS	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: COLIN AND MARY	NO CONCERNS, EXCEPT FOR THE PROSED OPENING OF THE GATE
SURNAME: HATTON	POSITIVE ASPECTS OF THE DEVELOPMENT:
ADDRESS: 2, GREENBANKS DRIVE, BARRY	PRESUMS IT WILL BE LONG TERM ADVANTAGOUS TO THE SCHOOL AND THE EDUCATION OF THE JERSH LANGUAGE WILL BENEFIT
VALE OF GLAM. <del>CF62 8 1Z</del>	NEGATIVE ASPECTS OF THE DEVELOPMENT:
POSTCODE: CF 62 8 1Z	OBJECT STRONGLY TO THE PROPOSED OPENING OF THE GATES IN GREENBANKS DRIVE TO PROVIDE PEDESTRIAN ACCESS.
TELEPHONE: 01446 402055 07855424980	(PLEASE SEE SUPPORTING SHEET)
EMAIL: mary.hatton@yahoo.co.uk	
ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.	

2, GREENBANKS DRIVE  
BARRY

WE WISH TO MAKE OBJECTIONS TO THE PROPOSED OPENING OF THE GATES IN GREENBANKS DRIVE AS A PEDESTRIAN ACCESS TO THE SCHOOL. OUR HOUSE IS DIRECTLY OPPOSITE THESE GATES AND WE FORESEED TRAFFIC PROBLEMS AT THE START AND FINISHING TIMES OF THE SCHOOL DAY.

AT PRESENT PARENTS TAKING THEIR CHILDREN TO THIS SCHOOL USE THE TURNING AT THE TRAFFIC LIGHTS, BUT ONCE THEY DISCOVER THAT THERE IS A PEDESTRIAN ACCESS IN GREENBANKS DRIVE, IT WILL BECOME A CONVENIENT OPPORTUNITY TO TAKE ADVANTAGE OF THIS BY TURNING INTO GREENBANKS DRIVE AS A DROP OFF AND PICK UP POINT. THIS WILL CAUSE PROBLEMS FOR THIS RESIDENTS OF GREENBANKS DRIVE AND GLENMAW WAY, ESPECIALLY FOR THOSE PARENTS WHO HAVE CHILDREN IN OTHER SCHOOLS

WE HAVE A PROBLEM ALREADY, WITH CARS PARKING AT THE TOP END OF GREENBANKS DRIVE AS A WAITING ZONE. THIS ALONE CREATES A DIFFICULT AND DANGEROUS SITUATION AS VEHICLES NEEDING TO ACCESS CROFT RD FROM GREENBANKS DRIVE ARE FORCED TO GO TO THE RIGHT HAND SIDE OF THE ROAD, WHICH, POTENTIALLY <sup>COULD</sup> RESULT IN A HEAD ON COLLISION WITH TRAFFIC TURNING INTO GREENBANKS DRIVE OFF CROFT ROAD.

THIS PROBLEM, ALONE, NEEDS TO BE ADDRESSED WITHOUT MAKING IT WORSE BY OPENING THE GATES. WE ADDRESSED

THESE CONCERNS AT THE CONSULTATION DAY AT THE SCHOOL, WHICH SEEMED TO BE GENERALLY ACKNOWLEDGED BY YOUR REPRESENTATIVES, THEY SUGGESTED INTRODUCING YELLOW LINES IN THIS AREA, BUT, PERSONALLY, CANNOT SEE IT MAKING ANY DIFFERENCE.

WE TRUST YOU WILL GENUINELY UNDERSTAND OUR CONCERNS AND GIVEN THE SERIOUS CONSIDERATION THAT THEY DESERVE, WITH THE RESULT THAT COMMON SENSE WILL PREVAIL AND THE GATES REMAIN PERMANENTLY CLOSED.

WE LOOK FORWARD TO YOUR FAVOURABLE REPLY.

*C.C.J. Hatton* M.P. Hatton  
(C.C.J. HATTON) (M.P. HATTON)

## FEEDBACK FORM

<b>WE VALUE YOUR VIEWS</b>	WILL YOU SUPPORT THE APPLICATION?    Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
TITLE: <i>MRS</i>	GENERAL COMMENTS ABOUT THE DEVELOPMENT:
FIRST NAME: <i>MARY</i>	<i>Concern about the walkway leading from Greenbanks Drive. We envisage cars dropping the children off &amp; an accident waiting to happen. SUGGESTION: DOUBLE YELLOW LINES ALL THE WAY DOWN THE DRIVE.</i>
SURNAME: <i>CURRY</i>	
ADDRESS: <i>5 GREENBANKS DRIVE</i>	POSITIVE ASPECTS OF THE DEVELOPMENT:
<i>BARRY</i>	<i>None.</i>
POSTCODE: <i>CF62 8HZ</i>	NEGATIVE ASPECTS OF THE DEVELOPMENT:
TELEPHONE: <i>07890798713</i>	<i>As above, children safety paramount and if a gate is opened up for a walk way onto Greenbanks Drive the likely hood is parents will drop the children off at gate to avoid the growing traffic on Coleb Road VERY VERY CONCERNED WITH GATE ACCESS!</i>
EMAIL: <i>maryscissors@virginmedia.com</i>	
ALL DETAILS PROVIDED ARE FOR USE IN CONNECTION WITH THE PLANNING APPLICATION AND WOULD NOT BE DISPLAYED FOR PUBLIC USE UNDER THE DATA PROTECTION ACT 1988.	

# Appendix 6 – Specialist Consultee Responses

## 6.1 Welsh Water



Developer Services  
PO Box 3146  
Cardiff  
CF30 0EH

Tel: +44 (0)800 917 2652  
Fax: +44 (0)2920 740472  
E-mail: [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Gwasanaethau Datblygu  
Bosch Post 3146  
Cardiff  
CF30 0EH

Ffôn: +44 (0)800 917 2652  
Ffôn Ffacs: +44 (0)2920 740472  
E-bost: [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Ms Kathryn Williams  
Kew Planning  
KEW House  
14 Grantham Close  
Cardiff  
CF5 2EX

Date: 20/02/2019  
Our Ref: PPA0003841

Dear Ms Williams

Grid Ref: 310545 168973

Site Address: Ysgol Gymraeg Bromorgannwg, Colcot Road, Barry, Vale of Glamorgan  
Development: Schedule 1C Article 2D - Expansion of Ysgol Gymraeg Bro Morgannwg

We refer to the letter received and your formal request for a pre-application consultation response from Dŵr Cymru Welsh Water (DCWW), as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 4th February 2019, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the draft application pack we would advise there is no objection in principle to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development:

### SEWERAGE

Firstly we would advise that foul flows from the proposed development can be accommodated within the public sewerage system. In reference to surface water flows, we acknowledge receipt of an accompanying 'Stage 3 Report' (Ref: 18136-SDL-00-XX-RP-CS-00001) including drainage strategy, which indicates a mixed drainage strategy comprising predominantly of Sustainable Drainage Systems (SuDS). The report acknowledges that this proposed development is subject to the Flood and Water Management Act 2010 (Schedule 3) and therefore we strongly recommended that the developer engage in pre-application consultation with the relevant SuDS Approval Body (SAB), in this instance the Vale of Glamorgan Council. Nonetheless, at this stage, it appears there are still ongoing investigations into surface water drainage options, including the suitability of soakaway systems, and therefore would advise there is no agreement to communicate to the public sewerage system. The SAB is responsible for any forthcoming applications which seeks approval of Sustainable Drainage Systems (SuDS) features in accordance with national standards, whereas DCWW is a statutory consultee to this application process.



Welsh Water is owned by Dŵr Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn parhannu'n ddwyieithig.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyl, a limited company registered in  
Wales no 2366777. Registered office: Colcot Road,  
Nelson, Treherak, N16 Glamorgan CF46 5LY

Gwasanaethau Datblygu  
Bosch Post 3146  
Cardiff  
CF30 0EH

Dŵr Cymru Cyl, a limited company registered in  
Wales no 2366777. Registered office: Colcot Road,  
Nelson, Treherak, Morgannwg CF46 5LY

In addition, you may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

### **SEWAGE TREATMENT**

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

### **WATER SUPPLY**

A water supply can be made available to service this proposed development. The cost of providing new on-site water mains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)



Welsh Water is owned by Dwr Cymru - a 'not-for-profit' company.  
Mae Dwr Cymru yn gwmpanydd ddi-ffurfiol.

We welcome correspondence in  
Welsh and English

Dwr Cymru Cylf, a limited company registered in  
Wales to 2366777. Registered office: Deirdegan Road,  
Nelson, Treherb, Mid Glamorgan CF10 6L7

Dwr Cymru Cylf, cwmpanydd di-ffurfiol  
Cymdeithas

Dwr Cymru Cylf, cwmpanydd ddifurfiol  
Cymdeithas to 2366777. Deirdegan Road,  
Nelson, Treherb, Morgannwg CF10 6L7.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*



Welsh Water is owned by Cwm Cymru – a 'not-for-profit' company.  
Mae Cwm Cymru yn ddwyddyn. Mae Cwm Cymru yn ddwyddyn.

We welcome correspondence in  
Welsh and English

Cwm Cymru Cyf, a limited company registered in  
Wales so 2366777. Registered office: **Penrhos Road,**  
**Nelson, Treherbert, Mid Glamorgan CF86 6LY**

**Cwm Cymru Cyf**

Cwm Cymru Cyf, cwmni cyfyngedig wedi'i sefydlu yn  
Wales so 2366777. **Penrhos Road,**  
**Nelson, Treherbert, Morgannwg CF86 6LY.**

# PLANNING AND NEW DEVELOPMENT

## Pre-Planning Advice & Next Steps



Dŵr Cymru Welsh Water has a key role to play in the town and country planning process as the services provided are at the forefront of public health and protection of the environment.

Our engagement in the planning process allows us to ensure that we can suitably service new development from a clean water and sewerage treatment perspective, but also provides us with the controls to enable us to mitigate any potential negative impact that new development is likely to have on the performance of our infrastructure, the service we provide to customers, and the wider environment. Crucially, the planning process also enables us to identify where new development and growth is planned so that we are able to target investment in our existing infrastructure within these areas.

### Our Pre Planning Advice to you

You have now received our pre-planning advice which will provide you with information regarding the impact of your proposed development upon our assets and apparatus. Our letter will advise whether the local network can support the proposal, whether off-site water mains and/or sewers will need to be provided, and whether there are any apparatus located within the land you wish to develop and the requirements for these apparatus.

However, in some circumstances we may require further information from you to fully evaluate the impact of your development. If this is the case please proceed to submit the required detail as requested in the letter. Upon receipt of the

information we can consider our position and provide you with an updated pre-planning response.

Please note that the advice provided is valid for a period of 12 months from the date of issue and will help us inform our response to the planning application for the development.

### Next Steps....

You may now be proceeding to submit your planning application to the Local Planning Authority. Our preference is to see that drainage matters are resolved at pre-planning stage which will allow us to provide positive comments at planning consultation stage. In light of our pre-planning advice to you, it may therefore be in your interest to:

- Consider the drainage requirements and how the installation of new water mains/ sewers shapes the layout of your development. You will need to ensure that the design of the drainage layout will (where relevant) meet the appropriate standards for formal adoption by us (see further advice provided overleaf regarding Connecting to our Networks)
- Consider how your site layout ensures that any assets/ apparatus that may be located at the site are protected in line with the requirements set out in our letter
- Submit further information and/or drainage plans so that we can review your proposal in greater detail
- Where further assessments are recommended, to commission those before the planning

application is submitted to avoid any delays (see further advice provided overleaf on Network Modelling/WwTW Feasibility Studies)

- Provide a copy of our pre-planning enquiry response to the Local Planning Authority as part of your planning application submission to demonstrate you have considered drainage aspects of your development at pre-application stage, and that we are aware of your proposal.

### Our Involvement in the Planning Application Process

We provide Local Planning Authorities with advice on the ability of our assets to accommodate proposed development. Our comments are crucial in providing comfort to the Local Authority that new development sites can be effectively drained and can be supplied with clean water.

When sites can be accommodated in our networks we will recommend drainage related planning conditions which may seek to control the point of communication with our networks and the type of discharges that we may permit. We may also recommend conditions to secure the submission of further details, such as drainage plans and strategies (please note that we will resist the physical communication to our networks until drainage related conditions have been discharged)

However, there are instances where further assessments are required and we will seek to work collaboratively with you and the Local Planning Authority to establish a positive outcome for all parties.



# PLANNING AND NEW DEVELOPMENT

## General Advice and Guidance



Our pre-planning response will provide advice dedicated to your development. However, we also offer the following general advice around drainage matters and communicating to our networks.

### Managing Surface Water at your Development Site

As with all new development sites, you will need to consider how to deal with the surface water runoff from new buildings and hard standings. Traditionally, surface water has been managed by installing new pipes and large storage tanks to take flow away from land as quickly as possible. However, Dŵr Cymru actively encourage the use of Sustainable Urban Drainage Systems (SUDS), which is an approach to managing surface water run-off by imitating natural drainage systems and retaining water on or near the site.

SUDS involve a range of techniques including green roofs, rainwater harvesting, permeable pavements, etc. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles. Good justification would be required not to incorporate a SUDS scheme on the site.

All new developments will therefore be expected to consider surface water management techniques and

fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000'. These regulations ensure that disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales or the Environment Agency in England. Discharge of surface water to the public sewer is only to be made as a last resort. The management of highway or land drainage run off will also need to be considered as these flows will not be allowed to discharge directly or indirectly into the public sewerage system.

### Network Hydraulic Modelling/ WwTW Feasibility Studies

Our pre-planning advice will provide you with an indication of whether our networks can accommodate your development. However there may be instances where our assets cannot at present service your site.

Our aim is to support economic development and growth within our operational area and we do not want to resist new development where possible. However we must be mindful of our assets, existing customers and the environment. In areas where there are issues either on our network or at the Wastewater Treatment Works (WwTW), we may already have proposals in place to address these concerns and to create capacity within the network for new developments.

However, there may be instances where you intend to develop your site in advance of Dŵr Cymru

undertaking improvements. If this is the case, to ensure there is no detriment to our existing customers you may be required to implement solutions identified by an assessment of either the network or Wastewater Treatment Works. Please note that you will not be expected to resolve any operational issues that exist.

Where further assessments are recommended, please be advised that you will need to allow sufficient time in your development program for these studies to be undertaken and for any improvements to be implemented, as in some circumstances we will not permit a communication to our networks until these works are completed.

Where possible, we will seek to control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission. This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the Local Planning Authority until the assessment is completed and the outcomes are known.

# PLANNING AND NEW DEVELOPMENT

## Making Connections to our Networks



### Installing Your Drainage System and Making Connections to the Public Sewer

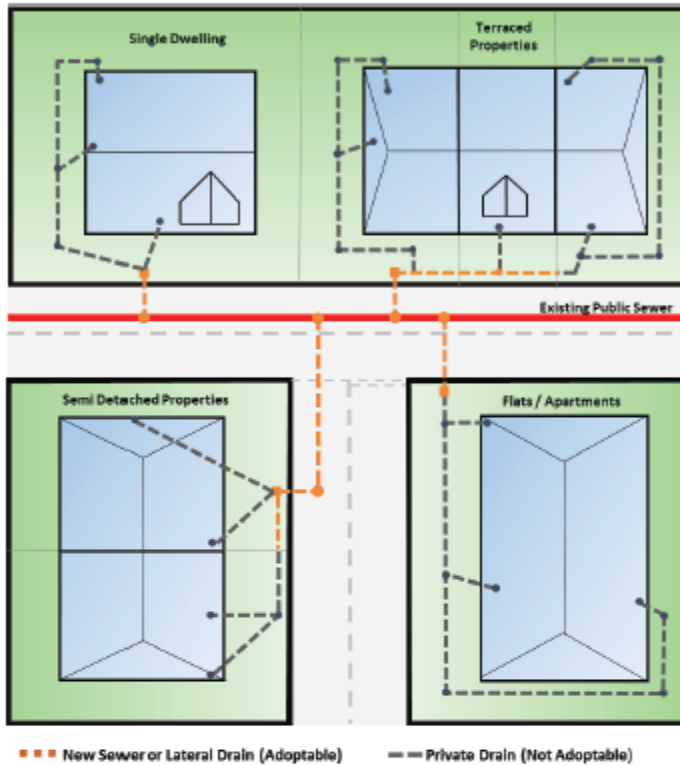
You will need to apply to us to make a connection to the public sewer, and depending on the layout of the drainage system you are proposing for your site, you may also be required to enter into an Adoption Agreement with us.

If your connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991) with us.

The design of the sewer and lateral drain must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition.

Please be advised that we will not enter into a sewer adoption agreement for any sewer or lateral drain which is constructed in advance of the adoption agreement being in place. Further information on whether you will require a Section 104 Adoption Agreement and the adoption process can be obtained by contacting us.

To make the physical communication to the public sewer you will need to apply under Section 106 of the Water Industry Act 1991. An application pack can be obtained from our website and as part of the submission you will need to demonstrate that an adoption



agreement (if applicable) is in place, and that you have the relevant planning permissions in place for your development. Please be advised that if your site is subject to an Adoption Agreement we will not permit your communication until the agreement is in place.

### Your New Water Supply

Our pre-planning advice will indicate whether your site can be adequately serviced by our clean water network. If new connections are required, we would invite you to submit an application to us at [www.dwrcymru.com](http://www.dwrcymru.com) under Developer Services. Here you will find information about the services we have available and all

our application forms and guidance notes. You can complete forms online and also make payments via our website.

Upon approval of your Application and Water Regulations Notification we will notify you accordingly, send you a quotation for our estimated cost of your connection and a plan advising you of the work you need to carry out.

Our quotation is valid for 6 months. If payment is not received during this period you will need to re-submit a new application plus application fee if you wish to continue.

# PLANNING AND NEW DEVELOPMENT

## Requisitions and Asset Protection



### Requisition a Water Main or Public Sewer

As the Statutory Water and Sewerage Undertaker we have a duty under the Water Industry Act 1991 to comply with a Requisition Notice served on us for the provision of a water main and/or public sewer to serve the development site.

Two main reasons exist for the person(s) exercising the rights to serve Notice. The first is where a person(s) wishes us to lay water mains and/or sewers in private land (by us serving Notice under Section 159 (WIA91) so that a communication with an existing watermain or public sewer can be achieved; the second is where, as a consequence of the provision of the new watermain/public sewer, reinforcement of the existing network is required to ensure that the development, and the local area, has an effective system (refer to Section 37 (water) and Section 94 (sewers) of the Water Industry Act 1991)

Under the provisions of the WIA 1991, we are entitled to recover the costs we incur in providing a requisitioned watermain or sewer. This includes, among other things, the reasonable costs of design, labour, plant, materials, reinstatement, land purchase (if applicable), compensation, and quality testing, inspection, supervision, administration and overhead costs.

Further information on the Requisition process can be obtained by contacting our team of dedicated Engineers or by visiting the Developer Services pages of our

website.

### Assets Located at your Development Site

Our pre-planning advice letter may have drawn your attention to assets and/or apparatus located within your development site. It is important to note that under section 159 of the Water Industry Act 1991, Welsh Water has rights of access in order to inspect, maintain adjust repair or alter any asset or apparatus at all times.

### Locating an Asset

Our pre-planning letter will be accompanied by water main and sewer extract plans, providing you with an indication of the asset location within the site. However, we provide this information as general guidance only and on the strict understanding that it is on the best information available (see notes within our plans for further information). The onus of locating the apparatus before carrying out any excavation rests entirely with you. To accurately locate any assets, please contact our team of planning officers for further guidance.

### Protecting an Asset

The presence of an asset within the development site will have an impact on the layout and general arrangement of the site. Our pre-planning advice letter will provide you with the requirements for the protection of the asset(s) and you will need to ensure that the layout incorporates these requirements. Our recommendation is that our assets are incorporated into any site layout plan that is submitted as part of any planning application, so that

we and the Local Planning Authority can be satisfied that you have acknowledged the presence of such assets and have taken the necessary steps to protect them at the site.

### Diverting a Water Main or Public Sewer

If you have concluded that the asset located within the site could not be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you may request the alteration or removal, including diversion of that apparatus to accommodate a proposed improvement of that land (e.g. development or change of use). This provision is provided under Section 185 of the Water Industry Act 1991. Further information on diverting an asset can be obtained by contacting our team of dedicated Engineers or by visiting the Developer Services pages of our website.

### Contact Us

For more information, contact Welsh Water's Planning team:

Email: [developer.services@dwrwymru.com](mailto:developer.services@dwrwymru.com)

Visit: [www.dwrwymru.com](http://www.dwrwymru.com)

Tel: 0800 917 2652

## 6.2 Barry Town Council

**From:** Becky Blackwell <beckyblackwell@barrytowncouncil.gov.uk>

**Subject:** RE: Pre-Application Consultation (PAC) - Vale of Glamorgan - Ysgol Gymraeg Bro Morgannwg

**Date:** 21 February 2019 at 10:13:51 GMT

**To:** 'Kathryn Williams' [kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk)

Dear Kathryn,

Please find the response from Barry Town Council's Planning Committee.

Barry Town Council supports the proposed development subject to the following matters;

1. The Vale of Glamorgan Planning Department are satisfied with (1) the proposed external materials and finishes to the new buildings and (2) The proposed landscaping scheme.
2. The Highways department are satisfied with the internal arrangements for the new drop off with space to accommodate 11 coaches, with 3 No. parking spaces for mini-buses.
3. The Vale of Glamorgan Highways Department undertake a traffic management plan for the proposed development to assess the implications for access/egress to the site and to ensure highway safety on the roads surrounding the site.

Kind regards,

Becky

**From:** Kathryn Williams <kathryn@kewplanning.co.uk>

**Sent:** 21 February 2019 09:21

**To:** Becky Blackwell <beckyblackwell@barrytowncouncil.gov.uk>

**Subject:** Re: Pre-Application Consultation (PAC) - Vale of Glamorgan - Ysgol Gymraeg Bro Morgannwg

Dear Beck

Electronically via email is best

Kind regards,

Kathryn Williams

Managing Director

07723307613

[kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk)

On 21 Feb 2019, at 09:13, Becky Blackwell <[beckyblackwell@barrytowncouncil.gov.uk](mailto:beckyblackwell@barrytowncouncil.gov.uk)> wrote:

Dear Kathryn,

Please advise the best way to send our response to you with regard to the application above.

Kind regards,

Beck

**From:** Kathryn Williams <[kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk)>

**Sent:** 04 February 2019 11:58

**To:** BarryTC Information <[Info@barrytowncouncil.gov.uk](mailto:Info@barrytowncouncil.gov.uk)>

**Subject:** Pre-Application Consultation (PAC) - Vale of Glamorgan - Ysgol Gymraeg Bro Morgannwg  
**Pre-Application Consultation (PAC) - Vale of Glamorgan - Ysgol Gymraeg Bro Morgannwg**

Please find attached notification of the commencement of the PAC in relation to the proposed expansion of the above secondary school.

Regards

Kathryn Williams

Managing Director

07723307613

[kathryn@kewplanning.co.uk](mailto:kathryn@kewplanning.co.uk)

This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, [click here](#) to report it.

## 6.3 Natural Resources Wales



Kew Planning  
Kew House  
14 Grantham close  
Cardiff  
CF5 2EX

Ein cyf/Our ref: CAS-78092-H9C8  
Eich cyf/Your ref:

Rivers House  
St Mellons Business Park  
Fortran Road  
Cardiff  
CF3 0EY

Ebost/Email:  
[southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)  
Ffôn/Phone: 0300 0653098

Dyddiad/Date: 21 February 2019

Annwyl Syr/Madam / Dear Sir/Madam

**STATUTORY PRE-APPLICATION CONSULTATION – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) (AMENDMENT) ORDER 2012**

**PLANNING APPLICATION FOR EXTENSION OF YSGOL GYMRAEG BRO MORGANNWG TO INCLUDE REFURBISHMENT OF EXISTING BUILDINGS AND CREATION OF NEW TEACHING BLOCK TO ACCOMMODATE FUTURE DEMAND WITH THE PROVISION FOR AN EXTRA 300 PUPILS AT YSGOL BRO MORGANNWG, COLCOT ROAD, BARRY CF62 8YU**

Thank you for providing a requisite notice to us under Article 2D of the above Order.

We would have no objection to the application as submitted based on the information submitted but would request the Local Planning Authority (LPA) attach an informative to any planning permission granted as explained below.

We have considered the Bat Activity Survey Report, dated November 2018 by AECOM Ltd and the Preliminary Ecological Appraisal, dated July 2018 by AECOM Ltd and note that they have identified that bats are present at the application site.

Bats and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- i. the development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

- ii. There is no satisfactory alternative and
- iii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that your Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

On the basis of the above reports, we do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Therefore, we would not object to the proposal but in line with the 'Dear CPO' letter issued by Welsh Government on 1<sup>st</sup> March 2018, we would request that the following informative is attached to any planning permission granted by the LPA:

***Warning: A European protected species (EPS) Licence is required for this development.***

*This planning permission does not provide consent to undertake works that require an EPS licence.*

*It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.*

*To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>.*

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

Any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Please note, if further information is prepared to support any application, it may be necessary for us to change our advice in line with the new information.

You should be advised that, in addition to planning permission, it is the applicant's responsibility to ensure all other permits/consents relevant to the development are secured.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

**Mrs Claire McCorkindale**  
Ymgynghorydd Cynllunio Datblygu/Development Planning Advisor