

Version 7

DEVELOPMENT BY 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
Town and Country Planning General Regulations 1992
(Regulation 3)

DEEMED PLANNING CONSENT

Agent:
Ms. Kathryn Williams
KEW Planning
KEW House
14, Grantham Close
Cardiff
CF5 2EX

Applicant:
Vale of Glamorgan Council
Ysgol Gymraeg Bro Morgannwg
Colcot Road
Barry
Vale of Glamorgan
CF62 8YU

Erection of extensions to the school for a new Sports Block with link to existing building; Design and Technology Block; new Reception Area; creation of a Plant Room; new Muga and 3G All-weather Pitch as well as external alterations to the facade treatment at Ysgol Gymraeg Bro Morgannwg, Colcot Road, Barry

The Council in pursuance of its powers under the above mentioned Act and Regulations hereby **GRANTS DEEMED PLANNING CONSENT** for the carrying out of the proposed development as described above and in accordance with the plans registered by the Council on 12 March 2019 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:

200 P4, 201 P4, 202 P4, 203 P4, 251 P11, 252 P8, 253 P6, 254 P9, 256 P8, 257 P2, 258 P2, 900 C1, 925 P2, 928 P3, 940 P1 and 630-3001 Rev T00.

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.

**2019/00280/1/NMA
Condition 2 Amended- 03/02/2020**

3. Prior to their use, a schedule of materials (including samples) to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

Reason:

To safeguard local visual amenities, as required by Policy MD2 (Design of New Development) of the Local Development Plan.

**2019/00280/2/CD
Details approved 28/1/20- Vale of Glamorgan Council
Austin Smith Lord External Materials booklet received 11/12/19**

4. Notwithstanding the submitted plans, a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of any element of the development hereby approved. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

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

**2019/00280/2/CD
Details approved 28/1/20- Vale of Glamorgan Council
Plans YBM-ASL-00-ZZ-DR-L-0930 Rev C2, YBM-ASL-00-ZZ-DR-L-0900
Rev C1 and 318052-ASL-00-ZZ-DR-L-0940 Rev P2**

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

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

6. Notwithstanding the submitted plans, the development shall not be brought into beneficial use until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and they shall be retained in perpetuity.

Reason:

To ensure that satisfactory parking for cycles is provided on site to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

7. No part of the development hereby approved shall be brought into beneficial use (and no hard surfaces shall be laid- including the MUGA and 3G sports pitch) until a scheme of foul, land and surface water drainage has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details prior to the first beneficial use of the development and retained in perpetuity.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies MD2 of the Local Development Plan.

2019/00280/4/CD

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

YBM-SDL-00-XX-DR-C-101 P13

YBM-SDL-00-XX-DR-C-112 P08

YBM-SDL-00-XX-DR-C-154 P01

YBM-SDL-00-XX-DR-C-311 P13

YBM-SDL-00-XX-DR-C-301 P11

YBM-SDL-00-XX-DR-C-201 P06

YBM-SDL-00-XX-SK-C-310 P01

YBM-SDL-00-XX-SK-C-311 P01

YBM-SDL-00-XX-SK-C-350 P01

YBM-SDL-00-XX-SK-C-210 P01

YBM-SDL-00-XX-SK-C-211 P01

YBM-SDL-00-XX-SK-C-212 P01

YBM-SDL-00-XX-SK-C-302 P04

YBM-SDL-00-XX-CA-C-C100 P05

YBM-SDL-00-XX-CA-C-C105 P01

YBM-SDL-00-XX-FR-C-SAB03 P01

YBM-ASL-00-ZZ-DR-L-900 C2
YBM-ASL-00-ZZ-DR-L-910 P06
20190925-BRMG001 Rev E
20190925-BRMG002 Rev F
ALS/1953-YGBM- 001/002/003/004
60571314 FCA Rev 2
60571314 Geo-technical and Geo-environmental Report
Infiltration testing 12384/LW
Pitch Section and Specification Details
SWW 046 CEMP 01 Rev 3
CEMP Appendices Rev 3

8. The 3G pitch shall only be open for use between the following hours:

08:00 until 22:00 on Mondays to Fridays
09:00 until 17:00 on Saturdays and Sundays

and the associated flood lights shall also only be operational within those hours.

Reason:

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

9. Prior to their first operational use, further details of the floodlights and measures to minimise light spill shall be submitted to and approved in writing by the Local Planning Authority. The lights shall thereafter only be operated in accordance with the approved details.

Reason:

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

2019/00280/3/CD

Details approved 18/2/20- Vale of Glamorgan Council
Plans HLS345 and E01

10. Prior to the laying of any new hard surfaces (including the 3G pitch) an Ecological Design Strategy to conserve and enhance biodiversity must be submitted to the Local Planning Authority and approved in writing. The scheme shall include, but not exclusively limited to:

- Method Statement for conserving reptiles during and after construction
- Ecological enhancements
- (Bat) provision of dark, vegetated flight lines,
- Gaps under fences.

The development shall thereafter be carried out in accordance with the strategy and any measures/recommendation in the strategy shall be implemented and retained at all times.

Reason:

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

2019/00280/1/CD

Details approved 8/1/20- Vale of Glamorgan Council

Plan 318052- ASL- 00- ZZ- DR- L- 0900 Rev P17 and the Just Mammals Ecological Design Strategy October 2019

11. The development shall be carried out at all times in accordance with the Aecom Travel plan: March 2019.

Reason:

In the interests of sustainable travel and to ensure compliance with Policies MD2 and MD5 of the LDP.

12. Prior to the first beneficial use of the development hereby approved, the new parking and drop off areas shall be constructed and laid out in full, and they shall be retained at all times thereafter to serve the school.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1, MS2 and MD5 of the LDP.

13. Notwithstanding the submitted plans and prior to the first beneficial use of the development hereby approved, the following shall be submitted to and approved in writing by the Local Planning Authority:
 1. Further details of pedestrian and cycle accesses into the school and the network of pedestrian and cycle routes/provision within the site.
 2. Further details of parking areas, circulation spaces, turning areas and laybys, including signage to direct users as to their purpose.

The development shall thereafter be implemented in accordance with the approved plans/details, prior to the first beneficial use of the development.

Reason:

In the interests of highway safety, to ensure that the development site is adequately served by facilities to encourage a range of transport modes and to ensure compliance with Policies MD2 and MD5 of the LDP.

2019/00280/5/CD

Details approved 2/6/20- Vale of Glamorgan Council

Vehicle swept path analysis for fire drawing number 18136-SDL-00-XX-DR-C-SK101 Rev P4

Vehicle swept path analysis for 15m bus and mini-bus drawing number 18136-SDL-00-XX-DR-C-SK102 Rev P2

Vehicle swept path for delivery area drawing number 18136-SDL-00-XX-DR-C-SK104 Rev P2

Vehicle swept path for refuse area drawing number 18136-SDL-00-XX-DR-C-SK105 Rev P1

Bus drop-off area drawing number YBM-ASL-DR-00-DR-L-0950 Rev C1

External works general arrangement whole site drawing number YBM-ASL-00-ZZ-DR-L-0900 Rev C2

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, MG6 – Provision of Educational Facilities, MG7 – Provision of Community Facilities, MG16 – Transport Proposals, MD2 - Design of New Development, MD5 - Development within Settlement Boundaries, MD7 - Environmental Protection and MD9 - Promoting Biodiversity of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, Planning Policy Wales (Edition 10, 2018) (PPW), Technical Advice Notes 11, 12, 16 and 18 and the Council's Supplementary Planning Guidance on Biodiversity and Development, Parking Standards, Sustainable Development - A Developer's Guide, Travel Plans and Trees, Woodlands, Hedgerows and Development , the proposed development is considered acceptable in terms of design, impact on residential amenity, highway safety, traffic, parking, drainage, play/sport space and ecology.

NOTE:

- 1. Warning: An 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 recklessly 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/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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: 27 June 2019

M. J. Goldsworthy

Head of Regeneration and Planning