



# **PRE-APPLICATION CONSULTATION REPORT**

**VALE OF GLAMORGAN COUNCIL**

**PENCOEDTRE HIGH SCHOOL**

# **PRE-APPLICATION CONSULTATION REPORT**

**On behalf of: Vale of Glamorgan Council**

**In respect of: Pencoedtre High School**

**Date: September 2019**

**Reference: R0002**

**Author: OR**

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## Contents

1.0 INTRODUCTION .....	4
2.0 THE PROCESS .....	6
3.0 RESPONSES RECEIVED .....	11
4.0 RESPONSE TO FEEDBACK.....	15
5.0 CONCLUSION .....	18
APPENDIX 1 – SITE NOTICES .....	20
APPENDIX 2 – WEBSITE ADDRESS AND EXTRACT .....	24
APPENDIX 3 – NEIGHBOUR LETTERS AND NOTICES .....	27
APPENDIX 4 – STATUTORY AND COMMUNITY CONSULTEES NOTICE .....	37
APPENDIX 5 – NEIGHBOUR AND COMMUNITY RESPONSES.....	39
APPENDIX 6 - STATUTORY AND COMMUNITY CONSULTEE RESPONSES.....	41

## 1.0 Introduction

- 1.1 This 'Pre-Application Consultation Report' (PAC Report), relates to a planning application to be made by Bouygues UK Ltd on behalf of The Vale of Glamorgan Council for:

*The Construction of a replacement secondary school building at the site of the existing Pencoedtre High School and the demolition of the existing secondary school building upon completion.'*

- 1.2 The document reports on the statutory consultation process undertaken by DPP Planning and the wider team.

### The Requirement

- 1.3 The requirement to undertake pre-application consultation applies to all planning applications for "major" development (full or outline), as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO), and applications for Developments of National Significance (DNS).
- 1.4 The proposed development is defined as "major development" as the application involves the provision of a Secondary School where the floor space to be created by the development is 1,000 square metres or more and development carried out on a site having an area of 1 hectare or more.
- 1.5 As set out in Article 4 Part 1A of The Town and Country Planning DMPWO (Amendment) 2016, the applicant must for a period of no less than 28 days before an application is submitted:
- Display a site notice in at least one place on or near the land to which the proposed application relates;
  - Write to any owner or occupier of any land adjoining the land to which the proposed application relates;
  - Make the draft planning application information available publicly; and,
  - Consult with community and specialist consultees before applying for planning permission.
- 1.6 This document confirms to The Vale of Glamorgan Council that the above requirements have been undertaken for the proposed development.

### Scope

- 1.7 This report sets out the statutory consultation and engagement undertaken leading up to this submission.
- 1.8 It describes the steps taken to ensure that the statutory requirements have been met, provides responses to comments made and describes the changes that have resulted from this or the justification for not amending the scheme, where applicable.

# CHAPTER 2

## THE PROCESS





## 2.0 The Process

- 2.1 This section of the report summarises the statutory consultation process that has been undertaken. It follows the requirements of the DMPWO as set out in the introduction.

### Site Notices

- 1.9 Bilingual site notices were posted at the perimeter of the site on the 19<sup>th</sup> August 2019 (copies attached in Appendix 1). These site notices were displayed at the entrance to the school, at the southern pedestrian entrance, off Merthyr Dyfan Road and off Mountbatten Road (see plan below). Photographs of the notices in place are provided in Appendix 1. Steps were taken to protect the site notices to ensure that they were displayed for the full 28-day publicity period.



- 1.10 The site notices contained all the information set out in the form in Schedule 1B to the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the 2016 Order). This included identifying the location of the nearest public place to view the application documents online which in this case was at Barry Library.

### Draft Planning Application

- 1.11 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.
- 1.12 The planning application documents were made available online at <https://www.dppukltd.com/pencoedtre> from the 19<sup>th</sup> August 2019 until 16<sup>th</sup> September 2019. This

enabled the documents to be viewed continuously on a private computer or during the opening hours of Barry library for publicly available computers. Extracts of the website, which identify the nature of the documents available to view, can be found in Appendix 2.

### Adjoining Land Owners and Occupiers Notice

- 1.13 A letter providing detail of the proposed development and how to respond, including a copy of the Article 2C & 2D notice, was sent to the owners and/or occupiers of the adjoining land to the proposed site. Appendix 3 contains copies of the notification and letter that were sent to the adjoining land owners and occupiers.
- 1.14 The below plan identifies those properties consulted as part of this process (Site in Red, Properties in orange):



- 1.15 The notification identified where the recipient could view the planning application information and that a minimum 28-day period, from the date of receipt of the letter, was provided to respond.
- 1.16 The letters were sent on the 16<sup>th</sup> August 2019 by second class post to arrive with recipients on the 19<sup>th</sup> August 2019.
- 1.17 Letters were sent to the owner and/or occupier of adjoining properties in accordance with the Regulations.
- 1.18 The letter outlined details of two public exhibitions to be held at the school. One on the 21<sup>st</sup> August and the other on the 5<sup>th</sup> September 2019 between 17:00 and 20:00.

## Parent/Guardian Letter

- 1.19 A letter providing detail of the proposed development and how to respond was sent, by the School, to Parents and Guardians of pupils. The notification identified where the recipient could view the planning application information and details of how to respond.
- 1.20 The letters provided details of an exhibition which was held on the 21<sup>st</sup> August 2019.
- 1.21 The exhibition was held in the School Hall between 17:00 and 20:00 on the 21<sup>st</sup> August. A number of the Design Team were at the event to answer any queries they had.

## Community Consultee Notice

- 1.22 A letter and Article 2C & 2D notification was sent to the following Councillors as the ward members that represent this area:
- Cllr M Wilkinson
  - Cllr J Aviet
  - Cllr Marguerita Wright (Conservative Party) for Illtyd
  - Cllr Leighton Rowlands (Conservative Party) for Dyfan
  - Cllr Vincent Bailey (Conservative Party) for Dyfan
- 1.23 The following Assembly Members and MEPs were also consulted:
- AM Bennett
  - AM Davies
  - AM Hutt
  - AM McEvoy
  - AM Melding
  - MEP Evans
  - MEP Gill
  - MEP Swinburne
  - MEP Vaughan
  - MP Doughty
  - MP Cairns
- 1.24 In addition, Barry Town Council were consulted on the application.
- 1.25 The letter and notification provided details about the proposal, identified where the recipient could view the planning application information, and that there was a 28-day response period. The letter was sent via email on the 19<sup>th</sup> August 2019.
- 1.26 A copy of the notice is provided in Appendix 5.



## Specialist Consultees

- 1.27 As part of this pre-application consultation process, the developer is only required to consult a consultee listed in the table to Schedule 4 of the DMPWO, when the proposed development meets a 'Description of Development' listed in column 2 of the table.
- 1.28 The following relevant specialist consultees were identified and consulted:
- Natural Resources Wales;
  - Dwr Cymru Welsh Water;
  - Sports Council for Wales;
  - The Local Highway Authority – The Vale of Glamorgan Council;
  - The Local Drainage Authority – The Vale of Glamorgan Council.
- 1.29 The consultation request to the above consultees contained the information set out in the notice in Schedule 1C to the 2016 Order as shown in Appendix 5.

# CHAPTER 3

## RESPONSES RECEIVED



## 3.0 Responses Received

- 3.1 This section of the report summaries the responses made via the statutory publicity and specialist consultees.

### Summary of Neighbour Comments

- 3.2 All comments received within the 28-day consultation period specified in the relevant notice have been considered by the Applicant and team.
- 3.3 One response was received to the consultation through the website and a second response received as part of the public exhibition. Both supported the proposal but with queries/comments in respect of detailed matters. Copies of the responses received are attached in Appendix 6 of this report. Under the Data Protection Act, personal contact details have been redacted.
- 3.4 The main points raised by neighbours in respect of the proposal are as follows:
- The design could be a little more striking with more colour to make it less bland and 'custodial like';
  - Interested to see the delivery/logistics plan when available in terms of managing construction and pupil traffic;
  - Missed opportunity not to demolish and develop the caretakers house;
  - Keen to see the detailed landscaping plan to review boundary treatments as current boundaries are often overgrown and infrequently maintained;
  - The proposal will be good for children of the future.
- 3.5 Chapter 4 of this report seeks to respond to each of the above matters and how they have been addressed – where appropriate and necessary.

### Summary of Statutory Consultee Responses

- 3.6 Responses were received to within the 28-day consultation period from the following Statutory Consultees.
- Dwr Cymru Welsh Water;
  - Natural Resources Wales;
  - VoG Highway Authority.
- 3.7 We set out below a summary of the responses, while copies of the responses received are provided in Appendix 7:
- DCWW – no objection subject to advice:
- Foul flows can be accommodated within the public sewerage system.

- The site is crossed by a 150mm combined public sewer but it appears the proposed development would be situated outside the protection zone of the public sewer measured 3 metres either side of the centreline.
- In terms of surface water, DCWW recommend contacting the Suds Approval Body;
- No issue with sewage treatment capacity;
- No issue with water supply.

NRW – No objection subject to advice – including details of sensitive lighting scheme for bats, and protection of trees on the site given proximity to SSSI. Sustainably building the next generation.

Local Highway Authority – during a meeting on the 21 August with Officers from LHA and LPA, the following matters were discussed:

- Reduction of bus numbers needs to be justified in short term (1-3 years) and long term;
- Traffic survey suggests it was carried out 26th July (outside peak period);
- HGV Numbers in surveys look high;
- Bus reversing could still be an issue if buses overrun on their entry into the parking bays;
- Entrance/Exit to carpark is too close to the back of the bus parking bays;
- Hatching to the above area could be confusing to the user;
- Hatching off of the existing roundabout could still lead to the area being used for drop off;
- Option note required to demonstrate alternative solutions have been considered for roundabout configuration and bus parking;
- Aecom/Cambria to ensure all issues identified in the 2015 RA have been addressed;
- Path width to be clarified, 2.95-3m shown;
- Access to caretakers house should be a cross over not a crossing in the path;
- Remove landscaping for direct access to cycle racks;
- Consider crossing point from North to South of access road for persons arriving from Port Road;
- Traffic calming to be considered along access road;
- Parking space and turning area required for kitchen delivery area;
- CMP needed prior to start of works which considers all site users. Discussion took place about using entrance off Port Road during construction. CMP to consider this;
- Check information source of 5.2.3 in TA;
- Consideration to be given for cyclists arriving from Blythe close through school grounds.

## Summary of Community Consultee Responses

3.8 A response was received from Barry Town Council within the 28-day period. The main points are as follows:

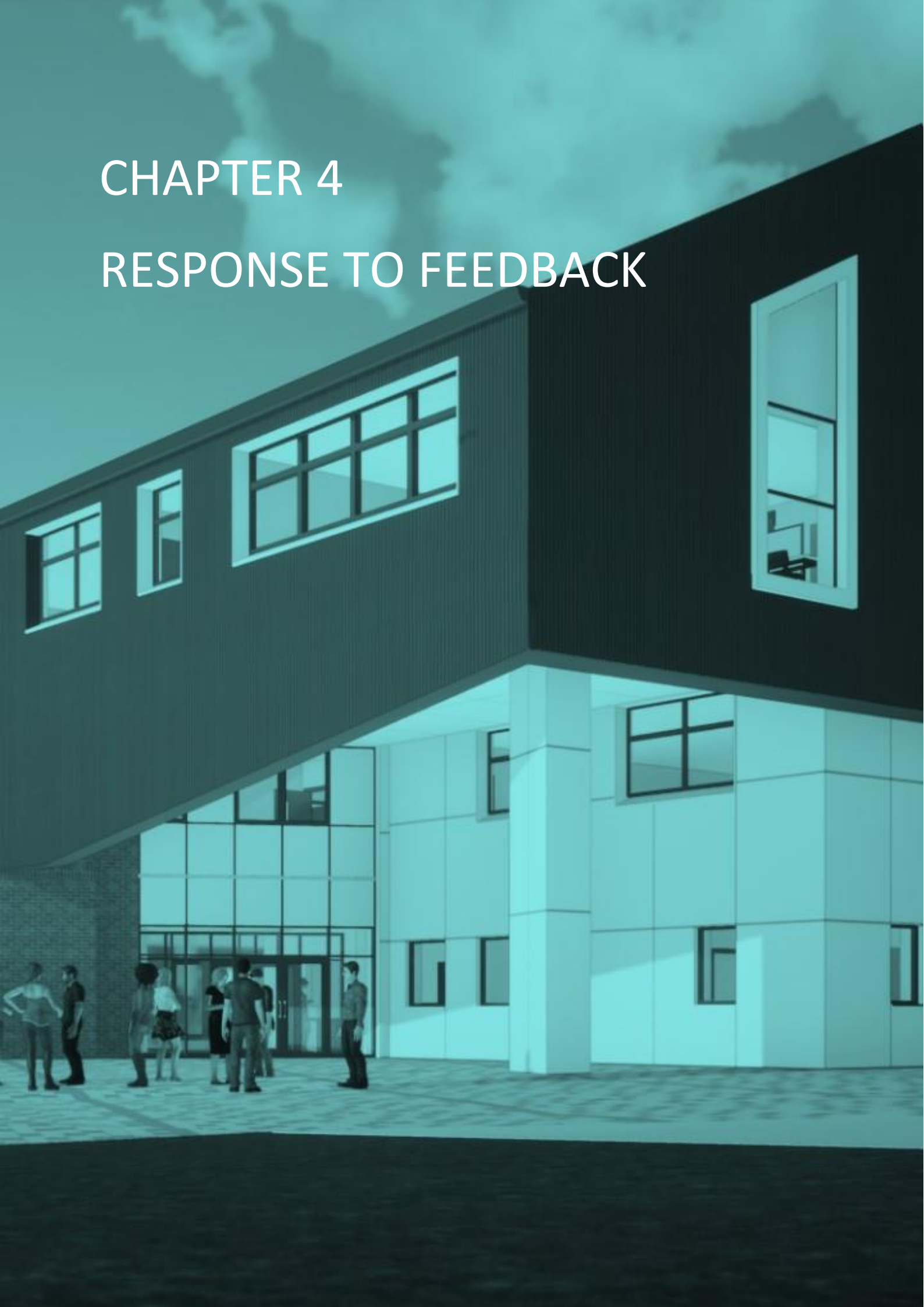
- Barry Town Council support the proposal subject to the following:
  - The LPA being satisfied with proposed materials and landscaping.
  - The LHA being satisfied with the internal circulation, parking provision and pedestrian movement;
  - LHA are satisfied with the access off Merthyr Dyfan Road;



- Cooperation and joint project management between all parties i.e. VoG Council, Planning Consultants, Contractors, and Developers.
- Landscaping plan to aim to retain existing trees and plant new ones to improve visual amenity.
- Provide a comprehensive phasing programme for the development.

# CHAPTER 4

## RESPONSE TO FEEDBACK



## 4.0 Response to Feedback

- 4.1 The feedback received from the consultation exercise is addressed within this section.

### Response to Specialist Consultee Feedback

- 4.2 Discussions have been undertaken with the Highway Authority during the course of the pre-application discussion and the scheme has been amended to reflect these discussions, however, these are on-going.
- 4.3 The comments from Barry Town Council are noted, however, no changes are considered necessary as a result of these comments.

### Response to Neighbour and Public Exhibition Responses

- 4.4 Two responses were received from neighbouring residents. One entirely supportive of the scheme and the other in support but with some comments. These comments are dealt with below:

- *The design could be a little more striking with more colour to make it less bland and 'custodial like';*

As a design team we felt a monochromatic approach provided a more mature and timeless feel to the building.

- *Interested to see the delivery/logistics plan when available in terms of managing construction and pupil traffic;*

Details of how the construction phase will be managed in terms of both the location of a compound and interaction between construction vehicles and pupils will be outlined within a Construction Management Plan. Such documents are ordinarily conditioned within any approval given by the Local Planning Authority.

- *Missed opportunity not to demolish and develop the caretakers house;*

It was concluded early on that the project could be delivered without the need to relocate the caretakers house, and given the house is in a good state of repair, it has not been included within the report.

- *Keen to see the detailed landscaping plan to review boundary treatments as current boundaries are often overgrown and infrequently maintained;*

A landscaping layout is submitted alongside this application which outlines the landscaping scheme for the site. The full detail of the planting scheme will be conditioned as part of

any permission granted for the scheme. The detail will then be available during the consideration of the discharge of condition application.

4.5 In light of the above, no changes are considered necessary.



# CHAPTER 5

## CONCLUSION



## 5.0 Conclusion

- 5.1 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.
- 5.2 The neighbours, community and statutory consultees have had the opportunity to be involved in the pre-application consultation process. The consultation will have helped to raise awareness of the proposed development as well as provide the community with an understanding of the proposed development, its impacts and potential benefits.
- 5.3 Based on the feedback received from the Local highway Authority, the main change to the scheme is to the bus drop off area. Further detail of this is provided in the accompanying note and Transport Assessment.
- 5.4 This report sets out the feedback received and how we have responded to the comments. Consideration has been given to each of the issues raised.

# APPENDICES



## APPENDIX 1 – SITE NOTICES

### PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

SCHEDULE 1b Articles 2C & 2D

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

#### PURPOSE OF THIS NOTICE:

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

#### DETAILS OF THE PROPOSAL:

Proposed development at the existing Pencoedtre High School, Merthyr Dyfan Road, Barry, CF62 9YQ.

I give notice that The Vale of Glamorgan Council is intending to apply for planning permission to construct a new school building along with associated sports and play pitches and parking, followed by the demolition of the existing school building at the site.

#### WHERE CAN YOU VIEW THE DOCUMENTS:

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents.

online at [www.dppukltd.com/pencoedtre](http://www.dppukltd.com/pencoedtre) and computer facilities are available to view this information online at Barry Library, The County Library, King Square, Barry, CF63 4RW between the hours of 09:30-19:00 (Monday); 09:30-17:30 (Tuesday-Friday) and 09:30-16:00 (Saturday) The library is closed on Sundays .

#### PROVIDING YOUR COMMENTS

Anyone who wishes to make representations about this proposed development can submit comments online on the consultation website [www.dppukltd.com/pencoedtre](http://www.dppukltd.com/pencoedtre) or in writing via email or post to the address below:

Post:  
DPP Planning  
Sophia House  
28 Cathedral Road  
Cardiff  
CF11 9LJ

Email:  
[cardiff@dppukltd.com](mailto:cardiff@dppukltd.com)

Before: **16<sup>th</sup> September 2019**

Signed: Mr G Hooper



Date: 19<sup>th</sup> August 2019



## CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO

ATODLEN 1b Erthyglau 2C a 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN CYFLWYNO CAIS AM GANIATÂD CYNLLUNIO O DAN  
ERTHYGLAU 2C A 2D

(i'w gyflwyno i berchnogion a/neu breswylwyr tir cyfagos ac ymgynghoreion cymunedol, a'i arddangos fel hysbysiad safle yn  
lleoliad y datblygiad arfaethedig neu gerllaw)

### DIBEN YR HYSBYSIAD HWN:

Mae'r hysbysiad hwn yn cynnig y cyfle i chi wneud sylwadau'n uniongyrchol i ddatblygwr datblygiad arfaethedig cyn iddo gyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI") Caiff unrhyw gais cynllunio dilynol ei gyhoeddi gan yr ACLI perthnasol, ac ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn cyfyngu ar eich gallu i gyflwyno sylwadau i'r ACLI am unrhyw gais cynllunio cysylltiedig. Sylwer y gall unrhyw sylwadau a gyflwynir gael eu cynnwys yn y cofnod cyhoeddus.

### MANYLION Y CYNNIG:

Datblygiad arfaethedig yn Ysgol Gyfun Pencoedtre, Heol Merthyr Dyfan, Y Barri, CF62 9YQ

Hysbysaf fod Cyngor Bro Morgannwg yn bwriadu cyflwyno cais am ganiatâd cynllunio er mwyn dymchwel yr adeilad bresenol yr Ysgol ac adeiladu adeilad newydd yn ei le ynghyd a meysydd chwarae ag ardal parcio ar yr un safle.

### BLE GELLIR GWELD Y DOGFENNAU:

Gallwch weld copïau o'r:

- cais arfaethedig;
- y cynlluniau; a
- dogfennau cefnogi eraill

ar-lein yn [www.dppukltd.com/pencoedtre](http://www.dppukltd.com/pencoedtre) ac mae cyfleusterau cyfrifiadurol ar gael er mwyn gweld yr wybodaeth hon ar-lein yn Llyfrgell y Barri, Llyfrgell y Sir, King Square, y Barri, CF63 4RW rhwng yr oriau 09:30-19:00 (Dydd Llun); 09:30-17:30 (Dydd Mawrth-Dydd Gwener); 09:30-16:00 (Dydd Sadwrn).

### CYFLWYNO'CH SYLWADAU

Gall unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn gyflwyno sylwadau ar-lein yn [www.dppukltd.com/pencoedtre](http://www.dppukltd.com/pencoedtre) neu drwy ysgrifennu i'r cyfeiriad canlynol:

Post:  
DPP Planning  
Tŷ Sophia  
28 Heol y Gadeirlan  
Caerdydd  
CF11 9LJ

E-bost:  
[cardiff@dppukltd.com](mailto:cardiff@dppukltd.com)

Erbyn: **16 Medi 2019**

Llofnod: Mr G Hooper



Dyddiad: 19 Awst 2019







## APPENDIX 2 – WEBSITE ADDRESS AND EXTRACT

Address: <https://www.whitmorehighschoolconsultation.co.uk/en/>



### ENGLISH / CYMRAEG

#### BACKGROUND

In August 2018, the Welsh Government approved the outline case for the Band B project 'Transforming English and Welsh Medium Education in Barry.' This Schools Investment and Reorganisation Programme involved the re-organisation of Secondary Schools in Barry to create the 'Barry Secondary Learning Community' (BSLC) including:

1. Part refurbishment and extension of Ysgol Gymraeg Bro Morgannwg;
2. Building of the new Whitmore High School; and
3. Refurbishment of Pencoedtre High School.

On 7th January 2019, however, the Vale of Glamorgan Cabinet agreed to deliver an enhanced 21st Century Schools Programme following confirmation of increased funding from Welsh Government. This is to fund the new school planned for Pencoedtre High School, instead of the proposed refurbishment and extensions.

The current building occupying the site is generally not of a standard for 21st century teaching and learning, with the buildings currently in poor condition. In addition, there is a general surplus of places within the wider Barry area.

The proposed building would accommodate 1100 pupils of which 200 will be sixth form and is in line with the Vale of Glamorgan's projections. The new school will ensure that there is a sustainable balance between the supply and demand for school places, including in the long term.

The proposal seeks to address this through significant financial investment by the Vale of Glamorgan Council in partnership with the Welsh Government's 21st Century Schools Investment programme.



## THE PROPOSAL

The application seeks to replace the existing building through the construction of a new build school. The existing school was constructed in the early 1970's and is beyond economical repair and will be demolished after the new school is completed.

The proposed development will cater for 1100 mixed sex pupils between the ages of 11 and 18 – 200 of which will be sixth form. The proposal supports the Vale of Glamorgan Council's commitment to establishing mixed sex education in Barry as well as establishing modern, high quality learning environments that meet the school's aspirations.

The application proposal will form of:

- 3 – 4 storey secondary school building;
- Facilities for the sixth form pupils;
- An all-weather pitch and games courts;
- Car parking area;
- Bus drop-off;
- Social and informal areas.

## THE CONSULTATION

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012.

SCHEDULE 1B/1C Articles 2C & 2D

### Proposed development at Pencoedtre High School

I give notice that the Vale of Glamorgan Council is intending to apply for planning permission to the Vale of Glamorgan Council for the following development:

*Construction of a replacement secondary school building at the site of the existing Pencoedtre High School, sports facilities, and associated works (including landscaping, access and engineering works) along with the demolition of the existing secondary school building.*

Prior to formal submission to the Local Planning Authority and in accordance with the requirements set out in Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2016, the proposal will be subject to a 28-day pre- application consultation.

All relevant drawings, reports and supplementary supporting documents are made available for inspection and review below.

Anyone who wishes to make representations about this proposed development must do so by the **16th September 2019**. We would encourage you to provide your comments below, alternatively please send your comments to:

**DPP, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ** or [cardiff@dppukltd.com](mailto:cardiff@dppukltd.com)

### PUBLIC EXHIBITION

In addition, a public exhibition will take place at the existing school on the following dates where visitors will be able to view the plans and discuss the proposals with members of the design team:

- 21st August between 5 – 8 pm
- 4th September between 5 – 8 pm

## DOCUMENTS AND PLANS

Please click on the link to view the document/plan:

[Design & Access Statement](#)

[Planning Statement](#)

[Ecology](#)

[Bat Survey](#)

[Flood Consequences Assessment](#)

[Drainage Strategy](#)

[Energy Statement](#)

[Archaeology](#)

[Arboricultural Assessment](#)

[Noise Report](#)

[Transport Assessment](#)

[Travel Plan](#)

[Location Plan](#)

[Proposed Masterplan](#)

[Elevations Plan 1](#)

[Elevations Plan 2](#)

[Ground Floor Plan](#)

[Lower Ground Floor Plan](#)

[First Floor Plan](#)

[Second Floor Plan](#)

[Sections Sheet](#)

[Site Sections](#)

[Site Sections 2](#)

### FEEDBACK FORM

YOUR NAME	YOUR EMAIL
YOUR MESSAGE	
SUBMIT	

Please be aware that comments left on any public consultation exercise, either by email or any other means, are subject to the terms of our [Privacy Policy](#). Please read this policy carefully as by submitting the information you are consenting to our use of your personal data in accordance with the [Privacy Policy](#).

Your personal data will be retained on our secure database and will not be passed to our clients.

We may also like to contact you to keep you informed about future developments relating to this consultation. You will be able to opt-out of these communications at any time.

## APPENDIX 3 – NEIGHBOUR LETTERS AND NOTICES

Letters were sent to the following recipients:

Name	Property Number	Property Name	Road Name	Address line 1	Location	Post Code
Owner / Occupier	1	Ty Newydd	Port Mews	Port Road East	Barry	CF62 9XS
Owner / Occupier	2		Port Mews	Port Road East	Barry	CF62 9XS
Owner / Occupier	3		Port Mews	Port Road East	Barry	CF62 9XS
Owner / Occupier	4		Port Mews	Port Road East	Barry	CF62 9XS
Owner / Occupier	184		Port Road East		Barry	CF62 9PZ
Owner / Occupier	184a		Port Road East		Barry	CF62 9PZ
Owner / Occupier	186a		Port Road East		Barry	CF62 9PZ
Owner / Occupier	186		Port Road East		Barry	CF62 9PZ
Owner / Occupier	188		Port Road East		Barry	CF62 9PZ
Owner / Occupier	190		Port Road East		Barry	CF62 9PZ
Owner / Occupier	192		Port Road East		Barry	CF62 9PZ
Owner / Occupier	194		Port Road East		Barry	CF62 9PZ
Owner / Occupier	196		Port Road East		Barry	CF62 9PZ
Owner / Occupier	198		Port Road East		Barry	CF62 9PZ
Owner / Occupier	200		Port Road East		Barry	CF62 9PZ
Owner / Occupier	109a		Port Road East		Barry	CF62 9PX
Owner / Occupier	115		Port Road East		Barry	CF62 9PX
Owner / Occupier	117		Port Road East		Barry	CF62 9PX
Owner / Occupier	119		Port Road East		Barry	CF62 9PX
Owner / Occupier	121		Port Road East		Barry	CF62 9PX
Owner / Occupier	123		Port Road East		Barry	CF62 9PX
Owner / Occupier	125		Port Road East		Barry	CF62 9PX
Owner / Occupier	127		Port Road East		Barry	CF62 9PX
Owner / Occupier	129		Port Road East		Barry	CF62 9PX
Owner / Occupier	1a		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	1		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	2		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	3		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	4		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	5		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	6		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	7		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	8		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	9		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	10		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	11		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	12		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	13		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	14		Glynbridge Close		Barry	CF62 9FN
Owner / Occupier	15		Glynbridge Close		Barry	CF62 9FN

Owner / Occupier	16	Glynbridge Close	Barry	CF62 9FN
Owner / Occupier	17	Glynbridge Close	Barry	CF62 9FN
Owner / Occupier	18	Glynbridge Close	Barry	CF62 9FN
Owner / Occupier	19	Glynbridge Close	Barry	CF62 9FN
Owner / Occupier	20	Glynbridge Close	Barry	CF62 9FN
Owner / Occupier	21	Glynbridge Close	Barry	CF62 9FN
Owner / Occupier	1	Merthyr Dyfan Court	Barry	CF62 9UA
Owner / Occupier	2	Merthyr Dyfan Court	Barry	CF62 9UA
Owner / Occupier	3	Merthyr Dyfan Court	Barry	CF62 9UA
Owner / Occupier	4	Merthyr Dyfan Court	Barry	CF62 9UA
Owner / Occupier	5	Merthyr Dyfan Court	Barry	CF62 9UA
Owner / Occupier		Sunrise	Barry	CF62 9TG
Owner / Occupier		Langdale	Barry	CF62 9TG
Owner / Occupier	1	Northcliffe	Barry	CF62 9TG
Owner / Occupier	2	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	3	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	4	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	5	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	6	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	7	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	8	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	9	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	10	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	11	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	12	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	13	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	14	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	15	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	16	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	17	Merthyr Dyfan Road	Barry	CF62 9TG
		Costcutter		
Owner / Occupier	17a	Supermarket	Barry	CF62 9TG
Owner / Occupier	18	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	20	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	22	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	24	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	26	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	28	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	30	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	32	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	34	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier		The Holmes	Barry	CF62 9TH
Owner / Occupier	19	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	21	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	23	Merthyr Dyfan Road	Barry	CF62 9TG
Owner / Occupier	Barry RFC	Resevouir Fields	Barry	CF62 9TH

Owner / Occupier	170	Winston Road	Barry	CF62 9TA
Owner / Occupier	172	Winston Road	Barry	CF62 9TA
Owner / Occupier	65	Pendine Close	Barry	CF62 9DD
Owner / Occupier	67	Pendine Close	Barry	CF62 9DD
Owner / Occupier	69	Pendine Close	Barry	CF62 9DD
Owner / Occupier	71	Pendine Close	Barry	CF62 9DD
Owner / Occupier	73	Pendine Close	Barry	CF62 9DD
Owner / Occupier	75	Pendine Close	Barry	CF62 9DD
Owner / Occupier	77	Pendine Close	Barry	CF62 9DD
Owner / Occupier	79	Pendine Close	Barry	CF62 9DD
Owner / Occupier	81	Pendine Close	Barry	CF62 9DD
Owner / Occupier	83	Pendine Close	Barry	CF62 9DD
Owner / Occupier	85	Pendine Close	Barry	CF62 9DD
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Owner / Occupier	89	Pendine Close	Barry	CF62 9DD
Owner / Occupier	78	Pendine Close	Barry	CF62 9DE
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Owner / Occupier	7	Nelson Road	Barry	CF62 9HL
Owner / Occupier	8	Nelson Road	Barry	CF62 9HL
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Owner / Occupier	10	Nelson Road	Barry	CF62 9HL
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Owner / Occupier	12	Nelson Road	Barry	CF62 9HL
Owner / Occupier	13	Nelson Road	Barry	CF62 9HL
Owner / Occupier	14	Nelson Road	Barry	CF62 9HL
Owner / Occupier	15	Nelson Road	Barry	CF62 9HL
Owner / Occupier	16	Nelson Road	Barry	CF62 9HL
Owner / Occupier	18	Nelson Road	Barry	CF62 9HL
Owner / Occupier	20	Nelson Road	Barry	CF62 9HL
Owner / Occupier	22	Nelson Road	Barry	CF62 9HL
Owner / Occupier	24	Nelson Road	Barry	CF62 9HL
Owner / Occupier	26	Nelson Road	Barry	CF62 9HL
Owner / Occupier	1	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	2	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	3	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	4	Hardy Close	Barry	CF62 9HJ



Owner / Occupier	5	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	5a	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	6	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	7	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	8	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	9	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	10	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	11	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	12	Hardy Close	Barry	CF62 9HJ
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Owner / Occupier	14	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	15	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	16	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	17	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	18	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	19	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	20	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	21	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	22	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	23	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	24	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	26	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	28	Hardy Close	Barry	CF62 9HJ
Owner / Occupier	1	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	2	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	3	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	4	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	5	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	6	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	7	Mountbatten Road	Barry	CF62 9HF
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Owner / Occupier	9	Mountbatten Road	Barry	CF62 9HF
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Owner / Occupier	11	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	12	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	13	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	14	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	15	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	16	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	17	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	18	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	19	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	20	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	21	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	22	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	23	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	24	Mountbatten Road	Barry	CF62 9HF

Owner / Occupier	25	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	26	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	27	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	28	Mountbatten Road	Barry	CF62 9HF
Owner / Occupier	29	Mountbatten Road	Barry	CF62 9HF
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Owner / Occupier	53	Mountbatten Road	Barry	CF62 9HF
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Owner / Occupier	3	Beatty Close	Barry	CF62 9HE
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Owner / Occupier	4	Blyth Close	Barry	CF62 9HG
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Owner / Occupier	8	Blyth Close	Barry	CF62 9HG
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Owner / Occupier	11	Blyth Close	Barry	CF62 9HG
Owner / Occupier	13	Blyth Close	Barry	CF62 9HG
Owner / Occupier	15	Blyth Close	Barry	CF62 9HG
Owner / Occupier	1	Franics Road	Barry	CF62 9HH
Owner / Occupier	2	Franics Road	Barry	CF62 9HH
Owner / Occupier	3	Franics Road	Barry	CF62 9HH
Owner / Occupier	4	Franics Road	Barry	CF62 9HH

Owner / Occupier	5	Franics Road	Barry	CF62 9HH
Owner / Occupier	6	Franics Road	Barry	CF62 9HH
Owner / Occupier	7	Franics Road	Barry	CF62 9HH
Owner / Occupier	8	Franics Road	Barry	CF62 9HH
Owner / Occupier	9	Franics Road	Barry	CF62 9HH
Owner / Occupier	10	Franics Road	Barry	CF62 9HH
Owner / Occupier	11	Franics Road	Barry	CF62 9HH
Owner / Occupier	12	Franics Road	Barry	CF62 9HH
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Owner / Occupier	16	Franics Road	Barry	CF62 9HH
Owner / Occupier	17	Franics Road	Barry	CF62 9HH
Owner / Occupier	18	Franics Road	Barry	CF62 9HH
Owner / Occupier	19	Franics Road	Barry	CF62 9HH
Owner / Occupier	20	Franics Road	Barry	CF62 9HH
Owner / Occupier	21	Franics Road	Barry	CF62 9HH
Owner / Occupier	23	Franics Road	Barry	CF62 9HH
Owner / Occupier	25	Franics Road	Barry	CF62 9HH
Owner / Occupier	27	Franics Road	Barry	CF62 9HH
Owner / Occupier	29	Franics Road	Barry	CF62 9HH
Owner / Occupier	31	Franics Road	Barry	CF62 9HH
Owner / Occupier	33	Franics Road	Barry	CF62 9HH
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Owner / Occupier	5	Cook Road	Barry	CF62 9HD
Owner / Occupier	6	Cook Road	Barry	CF62 9HD
Owner / Occupier	7	Cook Road	Barry	CF62 9HD
Owner / Occupier	8	Cook Road	Barry	CF62 9HD
Owner / Occupier	9	Cook Road	Barry	CF62 9HD
Owner / Occupier	10	Cook Road	Barry	CF62 9HD
Owner / Occupier	11	Cook Road	Barry	CF62 9HD
Owner / Occupier	12	Cook Road	Barry	CF62 9HD
Owner / Occupier	13	Cook Road	Barry	CF62 9HD
Owner / Occupier	14	Cook Road	Barry	CF62 9HD
Owner / Occupier	15	Cook Road	Barry	CF62 9HD
Owner / Occupier	16	Cook Road	Barry	CF62 9HD
Owner / Occupier	17	Cook Road	Barry	CF62 9HD
Owner / Occupier	18	Cook Road	Barry	CF62 9HD
Owner / Occupier	19	Cook Road	Barry	CF62 9HD
Owner / Occupier	20	Cook Road	Barry	CF62 9HD
Owner / Occupier	21	Cook Road	Barry	CF62 9HD
Owner / Occupier	22	Cook Road	Barry	CF62 9HD
Owner / Occupier	23	Cook Road	Barry	CF62 9HD
Owner / Occupier	24	Cook Road	Barry	CF62 9HD

Owner / Occupier	25	Cook Road	Barry	CF62 9HD
Owner / Occupier	26	Cook Road	Barry	CF62 9HD
Owner / Occupier	27	Cook Road	Barry	CF62 9HD
Owner / Occupier	28	Cook Road	Barry	CF62 9HD
Owner / Occupier	29	Cook Road	Barry	CF62 9HD
Owner / Occupier	31	Cook Road	Barry	CF62 9HD
Owner / Occupier	33	Cook Road	Barry	CF62 9HD
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Owner / Occupier	39	Cook Road	Barry	CF62 9HD
Owner / Occupier	40	Cook Road	Barry	CF62 9HD
Owner / Occupier	41	Cook Road	Barry	CF62 9HD
Owner / Occupier	6	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	7	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	8	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	9	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	10	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	11	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	12	Cwrt Eirlys	Barry	CF63 1HL
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Owner / Occupier	16	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	17	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	18	Cwrt Eirlys	Barry	CF63 1HL
Owner / Occupier	22	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	24	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	26	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	28	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	41	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	43	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	45	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	47	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	49	Heol Leubren	Barry	CF63 1HG
Owner / Occupier	51	Heol Leubren	Barry	CF63 1HG
		Pencoedtre		
Owner / Occupier		Farmhouse	Barry	CF63 1QF
Owner / Occupier		Cartref	Barry	CF63 1QF
Owner / Occupier		Wood View	Barry	CF63 1QF
Owner / Occupier	2	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	4	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	6	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	8	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	10	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	12	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	14	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	16	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	18	Golwg Y Coed	Barry	CF63 1AF

Owner / Occupier	20	Golwg Y Coed	Barry	CF63 1AF
Owner / Occupier	1	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	3	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	5	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	7	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	9	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	11	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	13	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	15	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	17	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	19	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	21	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	23	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	25	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	27	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	29	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	31	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	33	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	35	Golwg Y Coed	Barry	CF63 1AD
Owner / Occupier	37	Golwg Y Coed	Barry	CF63 1AD



**DPP Planning**  
Sophia House  
28 Cathedral Road  
Cardiff  
CF11 9LJ  
t 029 2066 0265  
info@dppukltd  
www.dppukltd.com



«Name»  
«Property\_Name»  
«Property\_Number» «Road\_Name»  
«Address\_line\_1»  
«Location»  
«Post\_Code»

Dyddiad: 16 Awst 2019

Annwyl Perchennog/Deiliad

**YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO  
YSGOL GYFUN PENCOEDTRE, HEOL MERTHYR DYFAN, Y BARI**

Rydym yn ysgrifennu atoch ar ran ein cleient Cyngor Bro Morgannwg, ynglyn â'r ymgynghoriad cyn gwneud cais am ganiatad cynllunio ar gyfer y datblygiad arfaethedig ho, sy'n cynnwys dymchwel yr adeilad bresennol ag adeiladu adeilad newydd sbon i'r Ysgol yn Ysgol Gufyn Pencoedtre, Heol Merthyr Dyfan, Y Bari, CF62 9YQ.

O Awst y 1<sup>af</sup> 2016, mae'n rhaid i ymgeiswyr ar gyfer pob cais cynllunio mawr yng Nghymru cynnal ymgynghoriad cyn gwneud cais cynllunio gyda'r cyhoedd, y gymuned, ag ymgynghorion arbenigol am gyfnod o ddim llai na 28 diwrnod cyn i gais gael ei gyflwyno i'r Cyngor.

Gweler ynghlwm i'r llythyr hwn hysbudiad sy'n nodi'r gwybodaeth angenrheidiol i alluogi chi i archwilio'r ddogfennau. Fe fydd yr ymgynghoriad yn dechrau ar y **19<sup>eg</sup> Awst 2019** ac yn gorffen ar y **16<sup>eg</sup> o Fedi 2019**.

Yn ogystal, cynhelir arddangosfa cyhoeddus yn yr ysgol ar y dyddiadau canlynol lle fydd aelodau or cyhoedd yn gallu ymchwilio'r cynlluniau a thrafod y ddatblygiad arfaethedig gydag aelodau o'r tim dylunio.

- 21<sup>ain</sup> Awst 5 – 8 y.p.
- 4<sup>ydd</sup> Medi 5 – 8 y.p.

Hoffwn annog gymaint o phobl ag sy'n bosib i ddod i'r arddangosfa ac edrychwn ymlaen at dderbyn eich sylwadau ynglyn â'r datblygiad erbyn **16<sup>eg</sup> o Fedi 2019**.

Mae croeso i chi gysylltu â ni mewn perthynas â'r llythyr hwn.

Yn gywir



Gareth Hooper  
**Prif Swyddog Gweithredol**  
**DPP**  
D: 02920660265

**Cardiff**   **Leeds**   **London**   **Manchester**   **Newcastle upon Tyne**

**DPP One Limited**  
Company number 08129507  
VAT number 138284595

«NAME»  
«PROPERTY\_NAME»  
«PROPERTY\_NUMBER» «ROAD\_NAME»  
«ADDRESS\_LINE\_1»  
«LOCATION»  
«POST\_CODE»

Ref: OR/L0001  
Date: 16<sup>th</sup> August 2019

Dear Owner / Occupier

**STATUTORY PRE-APPLICATION CONSULTATION FOR DEVELOPMENT  
PENCOEDTRE HIGH SCHOOL, MERTHYR DYFAN ROAD, BARRY**

We write on behalf of our client, The Vale of Glamorgan Council, in relation to the pre-application consultation for the proposed demolition of the existing Pencoedtre High School and its replacement with a new school building at the site of Pencoedtre High School, Merthyr Dyfan Road, Barry, CF62 9YQ.

From 1<sup>st</sup> August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is, therefore, attached to this letter which sets out the necessary information to be able to view the documents associated with the proposed development. The consultation commences on the **19<sup>th</sup> August 2019** and runs until **16<sup>th</sup> September 2019**.

In addition, a public exhibition will take place at the existing school on the following dates where visitors will be able to view the plans and discuss the proposals with members of the design team:

- 21st August between 5 – 8 pm
- 4th September between 5 – 8 pm

We look forward to seeing you at one of the above events and receiving your response on the proposed development by **16<sup>th</sup> September 2019**.

Please do not hesitate to contact us if you have any queries in relation to this letter.

Yours faithfully



Gareth Hooper  
**Chief Executive Officer**  
**DPP**  
D: 02920660265

## **APPENDIX 4 – STATUTORY AND COMMUNITY CONSULTEES NOTICE**

## CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

### SCHEDULE 1C Article 2D

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

### CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

#### PURPOSE OF THIS NOTICE:

This notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

#### DETAILS OF THE PROPOSAL:

Proposed development at the existing Pencoedtre High School, Merthyr Dyfan Road, Barry, CF62 9YQ.

I give notice that The Vale of Glamorgan Council is intending to apply for planning permission to construct a new school building along with associated sports and play pitches and parking, followed by the demolition of the existing school building at the site.

#### WHERE CAN YOU VIEW THE DOCUMENTS:

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at [www.dppukltd.com/pencoedtre](http://www.dppukltd.com/pencoedtre) and computer facilities are available to view this information online at Barry Library, The County Library, King Square, Barry, CF63 4RW between the hours of 09:30-19:00 (Monday); 09:30-17:30 (Tuesday-Friday) and 09:30-16:00 (Saturday) The library is closed on Sundays.

#### PROVIDING YOUR COMMENTS

Anyone who wishes to make representations about this proposed development can submit comments online on the consultation website [www.dppukltd.com/pencoedtre](http://www.dppukltd.com/pencoedtre) or in writing via email or post to the address below:

Post:  
DPP Planning  
Sophia House  
28 Cathedral Road  
Cardiff  
CF11 9LJ

Email:  
[cardiff@dppukltd.com](mailto:cardiff@dppukltd.com)

Before: **16<sup>th</sup> September 2019**

Signed: Mr G Hooper



Date: 19<sup>th</sup> August 2019

## APPENDIX 5 – NEIGHBOUR AND COMMUNITY RESPONSES

Site: DPP (<https://dppukltd.com/pencoedtre/>)

Name: Mr Rogers

Email: [REDACTED]

Messages: Very pleased that the school is being redeveloped as part of Band B investment, particularly given the anti social behavior that occurs from time to time outside of school houses. As a resident directly adjacent to the proposed redevelopment, we will be highly supportive of the proposals and am pleased that VoG has an experienced and competent contractor in Bouygues undertaking the works. I believe the external treatments to the facade of the new school could be more striking, with greater colour emphasis as they do look rather bland and custodial like. I would be interested in seeing the delivery/logistics phase plan when available in terms of managing construction traffic and pupil access off Merthyr Dyfan Road. I also believe it is a missed opportunity not to demolish and redevelop the existing caretakers property as note this is outside of the red line plan. Would be keen to see the detailed landscaping plan with confirmed boundary treatments as the existing boundaries are often overgrown and infrequently maintained.





## Pencoedtre High School Consultation Feedback Form

Name: (optional) MARION CHISSETT

Address: (optional)

[Redacted Address]

Reason for your interest in the proposed development:

Interested as a local person House backs onto it.

Please tick one of the following options:

I am in favour of the proposed development

☒

I am neither in favour nor against the proposed development

☐

I am against the proposed development

☐

Reason(s) for your choice:

I think it will be a good project for children of the future.

Online feedback form: <https://www.dppukltd.com/pencoedtre>

Alternatively, you can send this form by post or email by **16<sup>th</sup> September 2019** to:

DPP Planning, Sophia House, 28 Cathedral Road, Cardiff, CF11 9LJ

[cardiff@dppukltd.com](mailto:cardiff@dppukltd.com)



## APPENDIX 6 - STATUTORY AND COMMUNITY CONSULTEE RESPONSES



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

Gwasanaethau Datblygu  
Blwch Post 3146  
Caerdydd  
CF30 0EH

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

Mr G. Hooper  
DPP Planning  
Sophia House 28  
Cathedral Road  
Cardiff  
CF11 9LJ

Date: 03/09/2019  
Our Ref: PPA0004275

Dear Mr Hooper

Grid Ref: 311962 170297

Site Address: Pencoedtre High School, Barry, Vale of Glamorgan

Development: Schedule 1C Article 2D - Construction of a replacement secondary school building at the site of the existing Pencoedtre High School and the demolition of the existing secondary school building upon completion.

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 & 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, 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 albeit the site is crossed by a 150mm foul water public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. No part of any building will be permitted within the protection zone of the public sewer measured 3 metres either side of the centreline. Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Trehamis, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, owmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Trehamis, Morgannwg Gand CF46 6LY.

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. 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.

Accordingly, it is recommended that the developer engage in consultation with the Vale of Glamorgan Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

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 watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treharri, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharri, Morgannwg Gand CF46 6LY.

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 [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

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 Glas Cymru – a 'not-for-profit' company.  
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in  
Welsh and English

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Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, owmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn  
Nelson, Treharri, Morgannwg Gand CF46 6LY.





Ein cyf/Our ref: CAS-98291-R0Q4

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

[southeastplanning@cyfoethnaturiolcymru.gov.uk](mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk)

03000 655 161

**Osian Roberts**  
Sophia House  
28 Cathedral Road  
Cardiff  
CF11 9LJ

12 September 2019

Annwyl Syr/Madam / Dear Sir/Madam,

**CONSTRUCTION OF A NEW SCHOOL BUILDING ALONG WITH ASSOCIATED SPORTS AND PLAY PITCHES AND PARKING, FOLLOWED BY THE DEMOLITION OF THE EXISTING SCHOOL BUILDING AT THE SITE - PENCOEDTRE HIGH SCHOOL, BARRY**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application, plans and other supporting documents from your website on 19/08/2019.

We have no objection to the proposed development in its current form. Please find advice below in respect of the relevant matters that are listed in our 'Consultation Topics' document (September 2018) which is published on our website:

<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

**Protected Species**

We note that the bat report submitted in support of the above application (AECOM, Vale of Glamorgan Schools – Pencoedtre High School, Bat Roost Survey Report,

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Cambria House • 29 Newport Road • Cardiff • CF24 0TP  
Croesewir gohebiaeth yn y Gymraeg a'r Saesneg  
Correspondence welcomed in Welsh and English

dated November 2018) has identified that bats are not using the existing buildings to be demolished on the development site.

The report has identified foraging and commuting activity on site by common pipistrelle and noctule bats and recommends that any external lighting for the development is designed to avoid light spill onto boundary features including rows of trees, hedgerows and woodland edges. We agree with this recommendation and advise that the planning application addresses this aspect through the submission of a sensitive external lighting scheme for bats which accords with Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

### Protected Sites

The proposed development boundary lies within 325m of the Barry Woodlands Special Site of Scientific Interest (SSSI). The proposed development is unlikely to have any direct impact on the SSSI.

The SSSI does however form part of a larger woodland network in this locality. We would therefore advise that construction measures are sympathetic to woodland, trees and semi natural habitat. We would recommend that buffers around groups of trees and single trees are created, in order to reduce the risk of compaction of root systems by machines during construction of the development and to reduce the risk of indirect impacts to the SSSI.

Please note, if new information is prepared to support an application or the proposal is further modified, it may be necessary for us to change our advice.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Yn gywir / Yours sincerely,

**Alice Jewer**  
Development Planning Advisor  
Development Planning Advisory Service

## Osian Roberts

---

**From:** David Watkins <davidwatkins@barrytowncouncil.gov.uk>  
**Sent:** 11 September 2019 13:51  
**To:** Cardiff; Osian Roberts  
**Cc:** Becky Blackwell; 'developmentcontrol@valeofglamorgan.gov.uk'  
**Subject:** Pre application consultation, Pencoedtre High School, Merthyr Dyfan Road, Barry.

### FAO Mr. Osian Roberts.

Dear Mr Roberts,

Thank you for your recent pre application consultation in respect of the proposed redevelopment of the Pencoedtre High School, Barry.

The proposals were discussed at last night's Planning Committee (10<sup>th</sup> September 2019) and Members resolved the following;

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 Vale of Glamorgan Highways department are satisfied with the internal arrangements for the safe circulation and parking provision to accommodate coaches; mini buses; cars and cycles and safe pedestrian movement.
3. The Vale of Glamorgan Highways Department are satisfied with the highway arrangements for access/egress into the site from the Merthyr Dyfan Road.
4. There is cooperation and joint project management between all parties i.e.
  - Vale of Glamorgan Council
  - Planning Consultants
  - Site Contractors
  - Developers
5. The Vale of Glamorgan Council Planning department agree a landscaping scheme for the proposed new school with the aim of keeping and protecting any existing trees on site and planting additional trees to improve the visual amenity of the development and the area.

6. The applicants and agents provide a comprehensive phasing programme for the proposed development.

I hope the above information is useful for your purposes and the Council wishes all parties every success with the project.

Yours sincerely,  
David Watkins.

Planning Officer,  
Barry Town Council,  
Gladstone Road,  
Barry.

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