

Cardiff and Vale College: Advanced Technology Centre Pre Application Consultation Report

Cardiff and Vale College ('CAVC') and Welsh Education Partnership
(WEPCo)

03 April 2024

LICHFIELDS

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1.0 Introduction

1.1 This Pre-Application Consultation ('PAC') Report relates to a full planning application made by Lichfields on behalf of Cardiff and Vale College ('CAVC') and Welsh Education Partnership (WEPCo).

1.2 This document reports on the statutory and non-statutory consultation process undertaken by Lichfields and the project team. It describes the steps taken to ensure that the statutory requirements have been met, provides responses to comments made, and outlines any changes made to the proposal or associated documents based on the consultation undertaken. Where comments have been received and there have been no changes made to the scheme, an explanation or response has been provided.

Proposed Development

1.3 The application seeks permission for the following:

“Development at land to the south of Blackton Lane and west of Port Road for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works”

Scope Of Report

1.4 The requirement to undertake pre-application consultation applies to all planning applications for “major” development (full or outline) in Wales, as defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

1.5 As set out in Article 4 Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, the applicant must for a period of no less than 28 days before an application is submitted:

- 1 Display a site notice in at least one place on or near the land to which the proposed application relates;
- 2 Write to any owner or occupier of any land adjoining the land to which the proposed application relates;
- 3 Make the draft planning application information available publicly; and,
- 4 Consult with community and specialist consultees before applying for planning permission.

1.6 This Pre-Application Consultation Report, required as part of the process, provides evidence to the Local Planning Authority ('LPA'), Vale of Glamorgan Council, that the above requirements have been undertaken for the proposed development.

1.7 This document is structured as follows:

- 1 Section 2 – Outlines the process of engagement;

- 2 Section 3 – Provides a review of non-statutory consultation (Pre-Application Enquiry with Vale of Glamorgan Council) responses;
- 3 Section 4 – provides a review of statutory consultation responses; and,
- 4 Section 5 – Sets out conclusions.

2.0 **Process of Statutory Engagement**

2.1 This section of the report summarises the statutory consultation process that has been undertaken. It follows the requirements of the regulations that are set out in the introduction section, above.

Draft Planning Application

2.2 The consultation draft documents comprising the planning application drawings and reports were made available for review and comment at “atc-consultation.co.uk” from 18 January 2024 to 22 February 2024.

2.3 The website and comment form remained online beyond the statutory 28-day period. This was to ensure that consultees were not disadvantaged in the event that their notification letters were delayed in the post.

2.4 The proposed planning application documents and plans consulted on are listed below:

- 1 Application form and Site Ownership certificates;
- 2 Planning Statement;
- 3 Design and Access Statement;
- 4 Site Location Plan;
- 5 Full set of Plans, including:
 - a General Arrangement Ground Floor Plan
 - b General Arrangement First Floor Plan
 - c General Arrangement Second Floor Plan
 - d General Arrangement Roof Plan
 - e General Arrangement Upper Roof Plan
 - f General Arrangement Elevations North West & South East
 - g General Arrangement Elevations North East & South West
 - h General Arrangement Rendered Elevations North West & South East
 - i General Arrangement Rendered Elevations North East & South West
 - j General Arrangement Elevations Construction and Building Services Workshops
 - k General Arrangement Elevations Link and Engineering Workshop Elevations
 - l General Arrangement Sections
 - m Typical Bay Elevation – Teaching Block South
 - n Typical Bay Elevation – Teaching Block to South-East Courtyard
 - o Typical Bay Elevation – Engineering Workshop West
 - p Typical Bay Elevation – Engineering Workshop South
 - q Typical Bay Elevation – Link East

- r Landscape Illustrative Masterplan;
- 6 Drainage Strategy Summary Statement;
- 7 Ecological Appraisal;
- 8 Arboricultural Impact Assessment including Tree Survey
- 9 Energy Statement;
- 10 Archaeological Desk Based Assessment;
- 11 Transport Statement;
- 12 Travel Plan;
- 13 Transport Plans and Drawings Appended to the Transport Statement;
- 14 Noise Impact Assessment
- 15 Phase II Geo-Environmental Assessment

2.5 Extracts of the website can be found at **Appendix 1**. Once the consultation period ended, the ability to submit online comments was suspended, however the rest of the website, including the consultation draft documents, remained available for viewing until 22 February 2024.

2.6 The website was taken down in advance of the planning application being submitted to Vale of Glamorgan. This was to ensure no ambiguity over the final planning application submission, which will be made available for public viewing through the Council's Public Access planning portal.

Site Notices

2.7 The requisite notices were displayed in a location that was visible and legible to passing pedestrians, without the need to enter the site on 18 January 2024. The site notices contained all the information set out in the form in Schedule 1D to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).

2.8 They were displayed in both English and Welsh and were posted at the perimeter of the site. Photographs of the site notices in situ are provided at **Appendix 2**. A copy of the site notices can be found at **Appendix 3**.

Adjoining Landowners and Occupiers Notice

2.9 A letter containing a copy of the site notice in both English and Welsh was delivered to the owners and/or occupiers of the adjoining land to the proposed planning application Site. A list identifying those to which notices were served is provided at **Appendix 4**, alongside a copy of the letter and notices sent to the adjoining landowners and occupiers.

2.10 The covering letter accompanying the notices identified where the recipient could view the planning application information online and the 28-day period to respond to the consultation exercise from the date of receipt of the letter was made clear. The letters were posted by first class post to the neighbouring owners and/or occupiers on 18 January 2024.

- 2.11 In addition to serving notice on Cardiff Airport as an adjoining land owner, CAVC and WEPCo have been consulting with representatives of the Airport specifically in relation to the preparation and scope of a glint and glare assessment.

Community Consultees

- 2.12 A letter, containing a copy of the site notice in both English and Welsh, was sent to the following Ward Councillors on 18 January 2024

- 1 Cllr Gillian Bruce
- 2 Cllr Samantha Campbell
- 3 Cllr William Hennessy

- 2.13 The letter also identified where the recipients could view the planning application information online and informed them of the need to respond no later 28 days from the date of receipt.

- 2.14 A copy of the covering email and notice sent to the Ward Councillors is provided at **Appendix 5.**

Specialist Consultees

- 2.15 As part of the pre-application consultation process, the developer is only required to consult a consultee listed in the table to Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, when the proposed development meets a “Description of Development” listed in column 2 of the table.

- 2.16 With reference to the schedule, the following specialist consultees were consulted:

- 1 Natural Resources Wales (“NRW”);
- 2 Vale of Glamorgan Council Local Highway Department;
- 3 South Wales Fire and Rescue Service;
- 4 Welsh Ministers (CADW); and
- 5 Dwr Cymru Welsh Water (“DCWW”).

- 2.17 Letters to the above consultees contained the information set out in the notice in Schedule 1C to the 2016 Order, as enclosed at **Appendix 6** and were sent via email.

- 2.18 The covering letter and notice sent to the specialist consultees contained details on how to view the planning application information electronically and highlighted the need to respond no later than 28-days from date of receipt of the letter and notice.

Pre-Application Enquiry

- 2.19 In addition to the above statutory process, the applicant submitted a formal pre-application enquiry to Vale of Glamorgan Council. This was submitted on 27 October 2023. A formal pre-application meeting was held with Council officers on 7 December 2023.

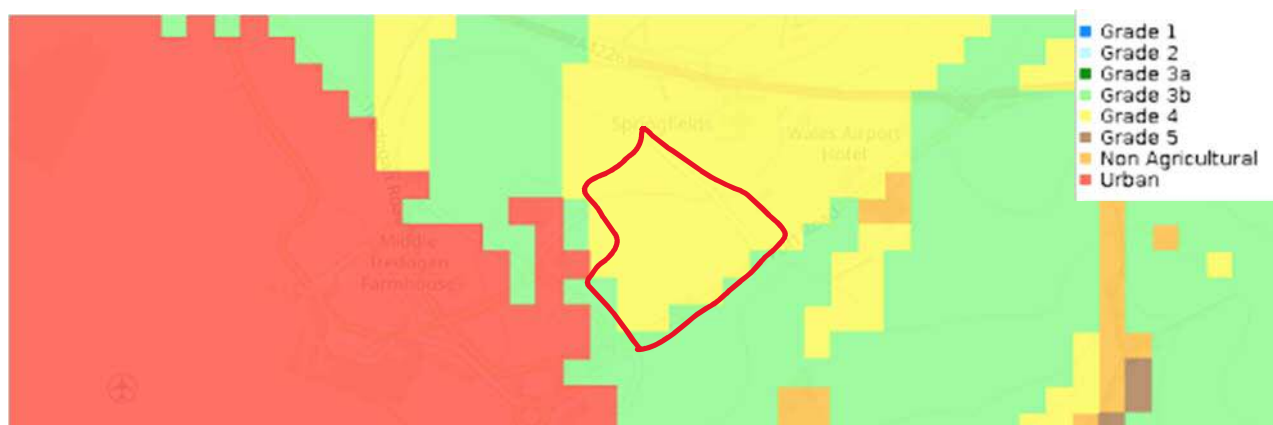
- 2.20 A formal written response was received from Vale of Glamorgan officers on 4 March 2024. This confirmed that subject to technical matters being addressed, the principle of development is considered acceptable.
- 2.21 In their pre-application enquiry response, the VoG Officers raised several queries and further information requests. These are addressed in the accompanying planning statement and technical reports forming part of the formal planning application. The above additional queries/requests by VoG Council are limited to:
- 1 Further research on agricultural land classification;
 - 2 Whilst the design is confirmed as acceptable, the Council has requested that a massing/visual impact assessment forms part of the planning application;
 - 3 The requirement for a Green Infrastructure Statement;
 - 4 The requirement for a landscape and ecology management plan; and
 - 5 Transport comments.

3.0 **Responding to Pre-Application Enquiry Feedback**

Agricultural Land Classification

- 3.1 Policy MD7 within the adopted LDP states that development proposals will be required to demonstrate they will not result in an unacceptable impact on the natural environment, including the loss of the best and most versatile (BMV) agricultural land. BMV land is considered to be Grade 1-3a.
- 3.2 Policy MD1 advises that development on **unallocated sites** should have no unacceptable impact on the best and most versatile agricultural land. The application site forms part of a wider mixed-use allocation, under Policy MG10, and therefore any potential effect on agricultural land is not a policy consideration.
- 3.3 The wider allocation under Policy MG10 was assessed as part of the plan preparation process and the adopted LDP advises that the allocation includes a mixture of arable cultivation, improved pasture, and permanent pasture with only 1.7% comprising the best and most versatile quality (Grade 3A agricultural land).
- 3.4 Figure 1 below demonstrates that the application site does not include any of the above prementioned Grade 3A agricultural land. Instead, and as clarified by the Council within their pre-app response, the application site is designated as mostly Grade 4 and part 3B which is not BMV Land.

Figure 1 : Predictive Agricultural Land Classification Map 2



Source: DataMapWales

- 3.5 In light of the absence of any BMV on-site or in proximity, the request by the Council to carry out further analysis is considered unnecessary.

Massing and Visual Impact

- 3.6 ARES has prepared a Landscape and Visual Appraisal in response to the officer’s comments. This concludes that that from the majority of the assessed views, of which there are 14, views of the site and building are not visible due to dense vegetation, hedgerows and existing trees to roadsides, field boundaries and the site boundary. In addition, the topography of the surrounding land further restricting the views of the building.

- 3.7 Whilst the Appraisal notes that the building is likely to be visible from wider views from approx 2km north and 0.8km east of the site and from viewpoints close to the site boundary along Port Road. However, this localised impact should be considered within the context of the existing allocation for education use on the site and the wider allocation for business uses as part of an Enterprise Zone.
- 3.8 It is considered that the A4226 acts as an existing barrier and is lined with mature trees which will shield the SLA from the proposed development. Further, additional planting will provide natural screening in the immediate context. Therefore, the visual impact upon the SLA will be negligible and the significant localised affect is acceptable given the allocation and Vision for this area.

Green Infrastructure

- 3.9 Officers requested a Green Infrastructure (GI) statement to accompany the full planning application. A GI Statement has been prepared and forms part of the enclosed Planning Application documentation. This document identifies how GI has been incorporated into the outline landscape design for the Site and provides the relevant avoidance, mitigation and/or compensation measures incorporated into the design to ensure the continued functioning of GI assets both within and adjacent to the Site.

Ecology

- 3.10 Officers requested a landscape and ecology management plan to accompany the full planning application. Whilst we consider this to be acceptable, we would expect this material to be dealt with via a suitably worded condition.
- 3.11 The Council has highlighted the expectation for tree replacement to be at a ratio of 2:1 as per the adopted Trees, Woodlands, Hedgerows and Development SPG. As highlighted within the GI Statement the provision of new tree planning along the southern boundary of the site and throughout the built development will deliver approx. 130 additional trees. This quantum delivers significantly more than the PPW requirement of 3:1 tree replacement.

Transport

- 3.12 In summary, VoG Highway Officers' comments related to the following:
- 1 Clarity sought on bus stop provision & enhancements, including coach parking;
A new bus stop is proposed on the northern side of Port Road, therefore enhancements to existing bus stops are not considered necessary. The proposed new bus stop on Port Road will have a layby, raised kerbs and a bus shelter.
 - 2 Segregated cycle route along Port Rd within site boundary;
Bus stop proposals and active travel route along the northern edge of Port Road are located within the VoG adopted highway boundary and would be subject to S278 agreement.
 - 3 Justification of provision below maximum parking standards;
Thorough justification has been provided within the accompanying Transport Assessment. In short, paragraph 5.1 of the Parking Standards SPG states that new

developments should provide lower levels of parking than have generally been achieved in the past. Paragraph 5.2 also states that using maximum standards which limit the amount of parking provided on developments can help focus attention on the overall travel context of a development including the availability of more sustainable modes of transport such as public transport, walking, or cycling. The proposal is seeking to deliver sustainable modes of transport to and from the site in addition to the use of the nearby CAVC ICAT campus car park.

- 4 Officers have requested internal tracking to demonstrate that servicing arrangements are safe;

ARUP has prepared internal tracking, and this confirms that the servicing works.

- 5 Requisite visibility splay needs to be demonstrated;

A drawing included at appendix G to the Transport Assessment demonstrates requisite visibility envelope being achieved.

- 6 Toucan crossing across Port Rd to new bus stop is requested;

A new bus stop is proposed on the northern side of Port Road and there will be no requirement for students/staff to cross Port Road to access the site.

- 7 Designated walking routes within car park area are requested to ensure pedestrian safety;

Walking routes are provided within the car park as well as pedestrian crossings.

- 8 Access should have a minimum width of 7.3m;

A width of 7.3m is not considered necessary. The width of the access is 6m and swept path analysis included at Appendix (G) to the Transport Assessment demonstrates that the proposed width is appropriate.

- 9 Crossing points at exiting roundabout to be upgraded;

This request is not considered to be appropriate as it seeks to address an existing deficiency. Vast majority of pedestrian movements generated by the proposed development will be along the desire line of staff/students accessing the site i.e. from the proposed new bus stop on Port Road. For pedestrians travelling to the site from Porthkerry Road, there are informal pedestrian crossings provided at the Porthkerry Road/Port Road and Port Road roundabouts.

- 3.13 In response to the Council's desire for coach parking on site (Point 1) the applicant has sought to introduce 2 new minibus spaces on site. This is in addition to the new bus stop on Port Road which would accommodate students and staff efficiently and safely.

4.0 Responding to Pre-Application Consultation Feedback

4.1 This section of the report summaries the responses received to the statutory public consultation and those responses received from the specialist consultees. The responses have also been considered by the consultant team.

4.2 In line with the Data Protection Act 1998 and the General Data Protection Regulation ((EU) 2016/679) the addresses, contact information of private individuals and other identifiable information have been redacted. The personal information of specialist consultees has also been redacted. The public consultation did not ask for any personal details and where personal details were provided these were promptly deleted.

Specialist Consultees

4.3 The comments received from specialist consultees are summarised below, together with the applicant’s response.

Table 4.1 Summary of Specialist Consultee Responses and Applicant’s response

Specialist Consultee	Comment(s)	Applicant’s response
Natural Resources Wales	<p>NRW has requested further information on the potential indirect effects on the Barry Woodland SSSI resulting from the construction and operational phase of the development particularly in relation to air quality.</p> <p>NRW has identified they would support the application if the planning authority attached a condition relating to a Construction Environmental Management Plan (CEMP)</p>	<p>As noted within the Ecological Appraisal, such impacts are only likely where a main road passes within 200m of the designation. In this instance, the A4226 lies directly adjacent to the boundary of this SSSI, affecting a c.2ha area. With respect to the Site, the A4226 travels east to west, c.240m to its north. Potential air quality impacts could therefore arise, albeit limited to a relatively small area accounting for 2.9% of the total SSSI area. Of further consideration, air quality data for the SSSI is available via APIS which indicates NOx and total Nitrogen levels are below the maximum critical load that is typical for woodland habitats.</p> <p>The Transport Assessment includes a Transport Implementation Strategy which includes measures to reduce car usage and promote sustainable modes of transport, thus reducing and mitigating effects on air quality.</p>

Specialist Consultee	Comment(s)	Applicant's response
		The proposed CEMP condition is reasonable, and the applicant supports the Council attaching the recommended conditions to any future planning permission.
Dwr Cymru Welsh Water (DCWW);	DCWW support the application but have noted the water supply and foul water drainage in the immediate vicinity has insufficient capacity and request hydraulic modelling assessments to identify any reinforcement works required in the immediate vicinity	ARUP confirm that a Hydraulic Modelling Assessment has been undertaken in relation to water supply which confirms that no reinforcement works are necessary. The applicant has commissioned DCWW to carry out a HMA. DCWW advise that the final report will not be issued until June 2024.
South Wales Fire and Rescue Service (SWFRS)	South Wales Fire 'agree with the proposal'.	N/A
Local Highway Authority	No response received	N/A
Welsh Ministers (CADW)	Raised no concern and confirms that no scheduled monuments or registered historic parks and gardens would be affected by the proposed development	N/A

Source: Lichfields PAC Exercise

4.4 A copy of the redacted specialist consultee responses can be found at **Appendix 7**.

Community Consultees

4.5 No comments were received from the Ward Councillors.

Members of the Public

4.6 3 comments were received within the statutory consultation period through the public consultation website (redacted copies of these are enclosed at **Appendix 8**) and have been thoroughly considered by Lichfields and the applicants. The comments received can be summarised into a limited number of themes as identified within Table 3.2 below.

Table 4.2 Summary of Public comments and Applicant's response

Public Comments	Applicant's response
Lack of Transport Links	Whilst current public transport is focused on the Airport demand - the establishment of the Campus will create the potential for additional demand that public transport providers would wish to consider and the College will undertake negotiations with them to ensure an increased service is available.

	<p>It is acknowledged that the ATC site is located in the Enterprise Zone, beyond the built form of Barry Town but it is served by bus services which can be accessed from bus stops located approximately 350m from the centre of the site. Also, subject to Welsh Government funding continuing, it is anticipated that the CAVC Rider bus service will serve the site. This bus service is free of charge for students and staff and provides routes between CAVC sites and local areas Mondays to Fridays between 08:00 and 18:00.</p> <p>As shown in the Transport Assessment, the Active Travel Network Map for the area shows that a future walking/cycling route is proposed which would link the site to Barry via the A4226. It is understood that VoG is applying for funding from Welsh Government for this active travel route which would include a 3.5 wide shared footway/cycleway on the southern edge of the carriageway on Port Road between the Waycock Cross roundabout and Port Road/Porthkerry Road roundabout.</p> <p>As part of the development proposals, a total of 280 standard spaces are proposed on site, including 32 EV car parking spaces and 14 accessible parking spaces. This level of car parking is considered to be appropriate to accommodate parking demand associated with the proposed development as it is considered that a large proportion of students are likely to travel to the site by bus. Car park usage will be monitored as part of the Travel Plan to ensure that staff, visitors and students are not parking on any of the roads in the vicinity of the site. Additional measures could be implemented as part of the Travel Plan i.e. additional cycle parking, priority car parking spaces for car sharing vehicles and additional CAVC rider services (subject to Welsh Government funding).</p>
<p>Proposal likely to lead to congestion</p>	<p>A junction modelling assessment has been undertaken as part of the TA and concludes that the effect of the development, in terms of highway capacity, is not significant and does not give rise to any severe residual cumulative impacts on the local highway network.</p> <p>It is noted that comments have been received from a local resident currently residing on Blackton Lane. Whilst there will be an increase in traffic on Port Road as a result of the development proposals, this road is already used by traffic travelling to hotels, a business park, the CAVC ICAT campus and Cardiff Airport car parks and passenger drop off areas. Therefore, it is not considered that increased traffic as a result of the development proposals will change the character of this road or have a severe impact on traffic flows along this route.</p> <p>In response to concerns about the increase in pedestrian and vehicle traffic on Blackton Lane, staff and students travelling to the site are unlikely to use Blackton Lane as it does not provide a pedestrian or vehicular route to the site.</p>
<p>Potential Noise/Disturbance</p>	<p>As noted within the accompanying Noise Impact Assessment, based on the RIBA Stage 3 design, the building services noise emissions are capable of satisfying the limits established for the</p>

	<p>project, which would result in no impact at the nearest sensitive receptors.</p> <p>Any noise/disturbance during construction will be appropriately mitigated via an appropriately worded condition that will seek to restricting working hours.</p>
Overlooking/Privacy on adjacent properties and Loss of Daylight on adjacent properties	A buffer zone has been included around the north of the site to ensure the ‘right to light and air’ is not compromised for any future developments that are proposed around the site. Indeed, this measure will also protect existing properties.
Effect on Property Value	This is not a material planning consideration.
Alleged harm to rural character	<p>The LVA confirms that the proposal will be in keeping with the surrounding context of urban built development.</p> <p>The proposal site forms part of the Enterprise Zone and is allocated specifically for educational purposes. The proposed development does not seek to introduce a use or form of development that is alien to the wider setting.</p>

Source: Lichfields PAC Exercise

- 4.7 It should also be noted that whilst the representative of Cardiff Airport did not provide comments on the wider scheme they have been continually engaged and have inputted on the preparation of the Glint and Glare Assessment which forms part of the enclosed formal submission.
- 4.8 In light of the nature of the feedback received and how it sits against the baseline understanding of technical and environmental considerations, the applicant does not consider that it is necessary to make amendments to the scheme to respond to the feedback received through the PAC process. However, some matters have been clarified within the applicant’s response column included within Tables 3.1 – 3.2 above and it was useful to
- 4.9 discuss matters with members of the public.

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) Order 2012, as amended by the 2016 Amendment Order.
- 5.2 The local community, local members and specialist consultees have had the opportunity to be involved in the pre-application process through this consultation exercise. Responses were received from Natural Resources Wales, Dwr Cymru Welsh Water, South Wales Fire and Rescue Services and Welsh Ministers (CADW). 3 responses were received through the website. No responses were received from the Local Highway Authority or Ward Councillors.
- 5.3 This report sets out the feedback that has been generated by the consultation process. Consideration has been given to the comments made by specialist consultees, as well as members of the public. Given the feedback received through the PAC process, the applicant does not consider that it is necessary to make amendments to the scheme. However, matters arising from the PAC process have been clarified within the applicant's response column included within Tables 3.1 – 3.2 above, as set out in the previous section of the report.
- 5.4 In response to the Council's pre app response the applicant has sought to introduce minibus spaces to accommodate larger vehicle drop off points for students and staff on site.
- 5.5 Any outstanding matters that are of relevance to the determination of the planning application can be appropriately addressed through further discussions during the course of the application and/or via appropriate planning conditions that meet the established tests¹.

¹ The Use of Planning Conditions for Development Management (Welsh Government Circular 016/2014), October 2014. This document details the six tests that must be applied when drafting a planning condition. Conditions should only be imposed where they are both necessary and reasonable, as well as enforceable, precise and relevant to both planning and the development to be permitted.

Appendix 1 Website Extracts

WELCOME

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 those proposing major development are required to consult with members of the public and community as well as statutory bodies prior to submitting their planning application to the Local Planning Authority.

Existing CAVC campus located on Dumballs Road, Cardiff

This website provides details of the proposed new education building for Cardiff and Vale College focused on advanced technology within the Cardiff Airport and Gateway Development Zone, specifically on land to the south of Blackton Lane and west of Port Road.

The proposed education building will contain advanced engineering space, workshops for building services, construction and motor vehicle, higher education space including a 150 seat lecture theatre, recreational spaces, a learning and skills centre, four court multi-purpose hall, general spaces and cafe/reception.

The joint applicants, Cardiff and Vale College and WEPCo, intend to submit an application seeking full planning permission in March 2024. You are invited to make comments for the project team to consider before we submit the planning application.

It is important to note that this exercise is entirely separate from the statutory consultation that Vale of Glamorgan Council will conduct once the application seeking full planning permission has been submitted. The current process will not preclude you from making future comments and should you wish to do so, you may make further comments at that stage, for consideration by the Council.



About Cardiff and Vale College and WEPCo

Cardiff and Vale College (CAVC) is a renowned educational institution that has been serving the Cardiff and Vale region of Wales with excellence for many years. CAVC has around 30,000 full time equivalent students and is one of the UK's largest further education institutions.

The Welsh Education Partnership (WEPCo) are assisting CAVC in delivering two new campuses in the Vale of Glamorgan. WEPCo is a joint venture partnership between the Development Bank of Wales (on behalf of Welsh Ministers) and Meridian.

CAVC has recently secured outline business case approval for a major £100m investment to deliver two new campuses in the Vale of Glamorgan.

The Advanced Technology Centre (ATC) near Cardiff Airport would be located close to CAVC's existing International Centre for Aerospace Training (ICAT). It would prepare young learners for the future world of work and upskilling existing adult workers in key growth areas. These will include artificial intelligence (AI), composites, rapid prototyping and manufacture, advanced design, electronics and new approaches to net zero renewable technologies such as wind, wave, nuclear and e-fuel.

The Barry Waterfront site is for a new general learning campus intended to replace Colcot Road and would play a pivotal role in continuing the regeneration of the area.

This site is subject to a separate PAC process and planning application.



Existing CAVC campus located on Dumballs Road, Cardiff

Advanced Technology Centre, Rhoose

Public Consultation

[Welcome](#) [The Site](#) [Proposed Development](#) [Application Documents](#) [How to Comment](#)

The Site

The site is located just east of Cardiff International Airport, approximately 1km north of Rhoose and c.2.5km west of Barry.

The site extends to approximately 3.5ha. It is undeveloped and encompasses three distinct fields. The application site is bound by dense mixed-species hedgerows and trees. At the centre of the site is an 'U'-shaped field previously in agricultural use.



Site Location Plan

[Click on the above image to view a larger version](#)



Nathaniel Lichfield & Partners Limited (Lichfields) is registered with the Information Commissioner's Office (registration number 26793022). Your responses will be analysed by Lichfields on behalf of our client, WEP Co. It is not envisaged that any personal data will be supplied by virtue of completion of the survey but, in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.

Proposed Development

The goal for the Advanced Technology Centre (ATC), an innovative educational hub located near the International Centre for Aerospace Training (ICAT) is to prepare both young learners and existing adult workers for the evolving world of work, focusing on key growth areas such as artificial intelligence, composites, rapid prototyping, advanced design, electronics, and net-zero renewable technologies.

The ATC would accommodate up to 1896 learners and 215 staff, with a significant number of adults, employed learners and businesses undertaking Apprenticeship, Higher Education (HE) and commercial training. There would also be some 14-16 year olds attending Junior Apprenticeship and School Learning Pathways programmes.



Proposed Layout

The proposed college building will be arranged around a central circulation space connecting two main entrances, one facing an 'active travel' corridor from Port Road, the other facing the vehicular approach and car park.

The total site area extends to approximately 3.5ha. However, the campus buildings and associated infrastructure are proposed to take place in an approximate 2.7ha site area. The proposed Gross Internal Floor Area (GIFA) is 13,228 sqm.

Ground Floor First Floor Plan Second Floor Plan

Directly off the atrium space at ground floor are both the student services, and wellbeing zones. The ground floor atrium is also a social space with dining and coffee shop.

The atrium links to the workshops which include building services (green technologies), construction and motor vehicles (including EV). Engineering accommodation will be located to the south, around the main active travel entrance, to emphasise that the building is seeking to deliver an advanced technology hub.



Strategy Ground Floor Plan
Click on the above image to view a larger version



External

The Proposed Development will also include a full size two court Multi-Use Games Area (MUGA) within the northwest corner of the Site, external dining/social area, an entrance plaza and social area, pedestrian walkways, areas of hardstanding and a car park. The car park will be positioned to the rear of the main building, on the western part of the site, and will serve as the potential expansion zone for future college expansion/phases.



CGI Sheppard Robson
Click to scroll through and view a larger version

Landscaping

Sensitive landscaping and a Sustainable Urban Drainage System (SuDS) will be incorporated into the Proposed Development.



Landscape Masterplan
Click on the above image to view a larger version

Accessibility

The proposed vehicle entry point for the College would comprise the existing vehicle access at the northwest boundary. No vehicle access points are proposed along Port Road. Access from Port Road will be limited to pedestrians and cyclists. This is intended to tie in with wider proposals by the Council to deliver a segregated cycleway from the Weycock Cross roundabout in Barry to the Airport.

290 car parking spaces are proposed with an approx. 10% provision for Electric Vehicle Car Parking, 284 long stay cycle parking spaces and 20 short stay cycle parking spaces are proposed.



CGI Sheppard Robson

Application documents

All the information which is required to be submitted as part of the formal planning application has been made available here for you to review.

TITLE	LAST MODIFIED
Application Form	18 Jan Lichfields UK
Arboriculture Impact Assessment	18 Jan Lichfields UK
Archaeological Desk Based Assessment	18 Jan Lichfields UK
Design and Access Statement	18 Jan Lichfields UK
Ecological Appraisal	18 Jan Lichfields UK
Energy Statement	18 Jan Lichfields UK
Geo Environmental Assessment	18 Jan Lichfields UK
Noise Impact Assessment	18 Jan Lichfields UK
Planning Statement	18 Jan Lichfields UK
Plans	18 Jan Lichfields UK
Surface Water Drainage Strategy	18 Jan Lichfields UK
Transport Assessment and Travel Plan	18 Jan Lichfields UK



Nathanield Lichfield & Partners Limited (Lichfields) is registered with the Information Commissioners Office (registration number Z693922). Your responses will be analysed by Lichfields on behalf of our client, WEP Co. It is not envisaged that any personal data will be supplied by virtue of completion of the survey but, in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.

How to comment

Should you wish to submit comments on the current proposals, please complete the online form:

[Complete Survey](#)

The closing date for comments is 16 February 2024. Comments received after this date may not be taken into account.

An analysis of the feedback received and any changes to the scheme will be reported in the pre-application consultation report to be submitted as part of the planning application.



Nathaniel Lichfield & Partners Limited (Lichfields) is registered with the Information Commissioners Office (registration number 2693102). Your responses will be analysed by Lichfields on behalf of our client, WEP Co. It is not envisaged that any personal data will be supplied by virtue of completion of the survey but, in the event that any personal data is supplied, it will be disregarded and deleted without undue delay. Responses to this consultation may be made publicly available.

Appendix 2 Site Notice Evidence

R.V.P.
Caerdydd
Cardiff

Informational notice on the signpost.

Informational notice on the signpost.





Two sheets of white paper are taped to the signpost. The text on the papers is mostly illegible but appears to be a notice or a letter. The top sheet has a header that reads "Notice" and the bottom sheet has a header that reads "Letter".

(N4)	10
Barry	7
Barn	8
Cardiff	11
Caerdydd	11









SAINTS
TRANSPORT

NOTICE
This notice is posted on the pole to inform the public of the presence of a utility pole. The pole is located at the intersection of [illegible] and [illegible]. The pole is used for the purpose of [illegible]. The pole is owned by [illegible]. The pole is located at the intersection of [illegible] and [illegible]. The pole is used for the purpose of [illegible]. The pole is owned by [illegible].

Appendix 3 Site Notice Copy

**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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.

Proposed development at land to the south of Blackton Lane and west of Port Road.

I give notice that Cardiff and Vale College and Welsh Education Partnership Company is intending to submit a full planning application for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

You may inspect copies of:

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

Online at: ATC-consultation.co.uk and computer facilities are available to view this information at Barry Library, King Square, Barry, CF63 4RW. The opening times are as follows:

- Monday - 9.30am - 7.00pm
- Tuesday - 9.30am - 5.30pm
- Wednesday - 9.30am - 5.30pm
- Thursday - 9.30am - 5.30pm
- Friday - 9.30am - 5.30pm
- Saturday - 9.30am - 4.00pm

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 16 February 2024.

Signed



Date: 18 January 2024

**ATODLEN 1B Erthygl 2C & 2D.
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD**

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

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Tir i'r de o Blackton Lane ac i'r gorllewin o Port Road

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro a Cwmni Partneriaeth Addysg Gymraeg yn bwriadu gwneud cais cynllunio llawn ar gyfer Canolfan Technoleg Uwchradd newydd i Coleg Caerdydd a'r Fro, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein at: ATC-consultation.co.uk a mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon yn Llyfrgell Y Barri, Sgwâr y Brenin, Y Barri, CF63 4RWrhwng yr oriau canlynol:

- Dydd Llun 9:30 am – 7:00pm
- Dydd Mawrth 9.30am - 5.30pm
- Dydd Mercher 9.30am - 5.30pm
- Dydd Iau 9.30am - 5.30pm
- Dydd Gwener 9.30am - 5.30pm
- Dydd Sadwrn: 09:30 i 4:00pm.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at a ceisydd/yr asiant drwy defnyddio's manylion cyswllt ar y wefan erbyn 16 Chwefror 2024.

Llofnod:



Dyddiad: 18 Ionawr 2024

Appendix 4 List of Adjacent Landowner/Occupier and Copy of Covering Letter and Notice

Owner/Occupier

Date: 18 January 2024

Our ref: 66602/04/JCO/TR/28813144v1

Dear Sir or Madam

Advanced Technology Centre

Statutory Pre-Application Consultation for the proposed Advanced Technology Centre, Rhoose

We write on behalf of the applicant, Cardiff and Vale College ('CAVC') and Welsh Education Partnership company, in relation to the pre application consultation for the proposed development at land to the south of Blackton Lane and west of Port Road for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

Applicants for all planning applications with a site area of over 1 hectare 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 enclosed with this letter which provides you with information on how to view and comment on the proposed planning application mentioned above by the date set out on the notice.

Ymgynghoriad statudol cyn ymgeisio ar gyfer y Ganolfan Technoleg Uwchradd arfaethedig, Rhoose

Rydym yn ysgrifennu ar ran yr ymgeisydd, Coleg Caerdydd a'r Fro ('CCAF') a Cwmni Partneriaeth Addysg Gymraeg yn bwriadu gwneud cais cynllunio llawn ar gyfer Canolfan Technoleg Uwchradd newydd i Coleg Caerdydd a'r Fro, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Rhaid i ymgeiswyr ar gyfer pob cais cynllunio gyda arwynebedd safle o dros 1 hectar yng Nghymru gynnal ymgynghoriad cyn ymgeisio gyda'r cyhoedd, y gymuned ac ymgynghorwyr arbenigol am gyfnod o ddim llai na 28 diwrnod cyn cyflwyno cais.

LICHFIELDS

Mae rhybudd cyn ymgeisio ynghlwm wrth y llythyr hwn sy'n rhoi'r wybodaeth i chi ar sut i weld a rhoi sylwadau ar y cais cynllunio arfaethedig a grybwyllir uchod erbyn y dyddiad a nodir ar yr hysbysiad.

Yours faithfully / Yn gywir


Tobias Robinson
Senior Planner

Enclosures Notice

**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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.

Proposed development at land to the south of Blackton Lane and west of Port Road.

I give notice that Cardiff and Vale College and Welsh Education Partnership Company is intending to submit a full planning application for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

You may inspect copies of:

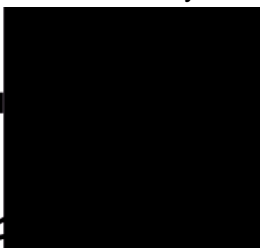
- The proposed application;
- The plans; and
- Other supporting documents

Online at: ATC-consultation.co.uk and computer facilities are available to view this information at Barry Library, King Square, Barry, CF63 4RW. The opening times are as follows:

- Monday - 9.30am - 7.00pm
- Tuesday - 9.30am - 5.30pm
- Wednesday - 9.30am - 5.30pm
- Thursday - 9.30am - 5.30pm
- Friday - 9.30am - 5.30pm
- Saturday - 9.30am - 4.00pm

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 16 February 2024.

Signed



Date: 18 January 2024

**ATODLEN 1B Erthygl 2C & 2D.
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD**

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

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwyr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Tir i'r de o Blackton Lane ac i'r gorllewin o Port Road

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro a Cwmni Partneriaeth Addysg Gymraeg yn bwriadu gwneud cais cynllunio llawn ar gyfer Canolfan Technoleg Uwchradd newydd i Coleg Caerdydd a'r Fro, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Gallwch weld copïau o'r canlynol:

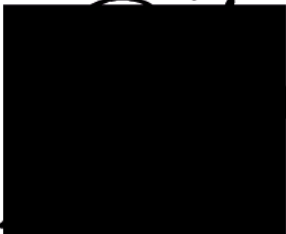
- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein at: ATC-consultation.co.uk a mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon yn Llyfrgell Y Barri, Sgwâr y Brenin, Y Barri, CF63 4RWrhwng yr oriau canlynol:

- Dydd Llun 9:30 am – 7:00pm
- Dydd Mawrth 9.30am - 5.30pm
- Dydd Mercher 9.30am - 5.30pm
- Dydd Iau 9.30am - 5.30pm
- Dydd Gwener 9.30am - 5.30pm
- Dydd Sadwrn: 09:30 i 4:00pm.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at a ceisydd/yr asiant drwy defnyddio's manylion cyswllt ar y wefan erbyn 16 Chwefror 2024.

Llofnod:



Dyddiad: 18 Ionawr 2024

Appendix 5 Community Consultee Covering Email and Notice Copy

Tobias Robinson

From: Tobias Robinson [redacted]
Sent: 18 January 2024 17:43
Cc: Cem Kosaner
Subject: ATC PAC Notice - Ward Councillors [LICH-DMS.FID443643]
Attachments: Advanced Technology Centre Pre Application Consultation Notice(29039181.1).pdf

Dear Ward Councillors,

Please find attached a copy of the notice informing of the Pre-Application Consultation that commences today (18.01.2023) in respect of the proposed development at land to the south of Blackton Lane and west of Port Road for a new Advanced Technology Centre (ATC) for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

Copies of the draft application documents can be viewed at atc-consultation.co.uk

If you have any queries please do not hesitate to contact me.

Kind regards
Tobias

Tobias Robinson
Senior Planner

Lichfields.uk 



This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

**SCHEDULE 1B Articles 2C & 2D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION**

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.

Proposed development at land to the south of Blackton Lane and west of Port Road.

I give notice that Cardiff and Vale College and Welsh Education Partnership Company is intending to submit a full planning application for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

You may inspect copies of:

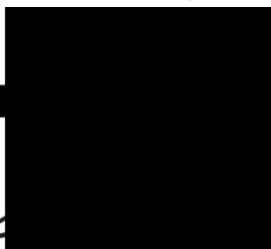
- The proposed application;
- The plans; and
- Other supporting documents

Online at: ATC-consultation.co.uk and computer facilities are available to view this information at Barry Library, King Square, Barry, CF63 4RW. The opening times are as follows:

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- Wednesday - 9.30am - 5.30pm
- Thursday - 9.30am - 5.30pm
- Friday - 9.30am - 5.30pm
- Saturday - 9.30am - 4.00pm

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 16 February 2024.

Signe



Date: 18 January 2024

**ATODLEN 1B Erthygl 2C & 2D.
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD**

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

**CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM
GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C a 2D**

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwyr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar: Tir i'r de o Blackton Lane ac i'r gorllewin o Port Road

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro a Cwmni Partneriaeth Addysg Gymraeg yn bwriadu gwneud cais cynllunio llawn ar gyfer Canolfan Technoleg Uwchradd newydd i Coleg Caerdydd a'r Fro, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Gallwch weld copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

Ar-lein at: ATC-consultation.co.uk a mae cyfleusterau cyfrifiadur ar gael i weld y wybodaeth hon yn Llyfrgell Y Barri, Sgwâr y Brenin, Y Barri, CF63 4RWrhwng yr oriau canlynol:

- Dydd Llun 9:30 am – 7:00pm
- Dydd Mawrth 9.30am - 5.30pm
- Dydd Mercher 9.30am - 5.30pm
- Dydd Iau 9.30am - 5.30pm
- Dydd Gwener 9.30am - 5.30pm
- Dydd Sadwrn: 09:30 i 4:00pm.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at a ceisydd/yr asiant drwy defnyddio's manylion cyswllt ar y wefan erbyn 16 Chwefror 2024.

Llofnod:



Dyddiad: 18 Ionawr 2024

Appendix 6 Specialist Consultee Covering Letter and Notice Copy

Welsh Ministers (CADW)
Welsh Government
Ty Afon
Bedwas Road
Caerphilly
CF83 8WT

Date: 18 January 2024
Our ref: 66602/04/JCO/TR/29029751v1

Dear Sir or Madam

Advanced Technology Centre

Statutory Pre-Application Consultation for the proposed Advanced Technology Centre, Rhoose

We write on behalf of the applicant, Cardiff and Vale College ('CAVC') and Welsh Education Partnership company, in relation to the pre application consultation for the proposed development at land to the south of Blackton Lane and west of Port Road for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

Applicants for all planning applications with a site area of over 1 hectare 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 enclosed with this letter which provides you with information on how to view and comment on the proposed planning application mentioned above by the date set out on the notice.

Ymgynghoriad statudol cyn ymgeisio ar gyfer y Ganolfan Technoleg Uwchradd arfaethedig, Rhoose

Rydym yn ysgrifennu ar ran yr ymgeisydd, Coleg Caerdydd a'r Fro ('CCAF') a Cwmni Partneriaeth Addysg Gymraeg yn bwriadu gwneud cais cynllunio llawn ar gyfer Canolfan Technoleg Uwchradd newydd i Coleg Caerdydd a'r Fro, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Rhaid i ymgeiswyr ar gyfer pob cais cynllunio gyda arwynebedd safle o dros 1 hectar yng Nghymru gynnal ymgynghoriad cyn ymgeisio gyda'r cyhoedd, y gymuned ac ymgynghorwyr arbenigol am gyfnod o ddim llai na 28 diwrnod cyn cyflwyno cais.

LICHFIELDS

Mae rhybudd cyn ymgeisio ynghlwm wrth y llythyr hwn sy'n rhoi'r wybodaeth i chi ar sut i weld a rhoi sylwadau ar y cais cynllunio arfaethedig a grybwyllir uchod erbyn y dyddiad a nodir ar yr hysbysiad.

Yours faithfully / Yn gywir



Tobias Robinson
Senior Planner

Enclosures Notice

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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.

Proposed development at land to the south of Blackton Lane and west of Port Road.

I give notice that Cardiff and Vale College and Welsh Education Partnership Company is intending to submit a full planning application for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works.

A copy of the proposed application; plans and other supporting documents can be viewed online at ATC-consultation.co.uk.

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent by the 16 February 2024 via email, the online form at ATC-consultation.co.uk or by post to:

Advanced Technology Centre
Lichfields,
Helmont House,
Churchill Way,
Cardiff,
CF10 2HE

Signed:

A large black rectangular redaction box covers the signature area. A small white arrow points to the bottom left corner of the redaction.

Date: 18 January 2024

ATODLEN 1C Erthygl 2D

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

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

YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGL 2D

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig ar: Tir i'r de o Blackton Lane ac i'r gorllewin o Port Road.

Rwyf yn hysbysu bod Coleg Caerdydd a'r Fro a Cwmni Partneriaeth Addysg Gymraeg yn bwriadu gwneud cais cynllunio llawn ar gyfer Canolfan Technoleg Uwchradd newydd i Coleg Caerdydd a'r Fro, tirweddu a gwaith seilwaith a pheirianeg gysylltiedig. Pob mater, ac eithrio mynediad strategol, wedi'i gadw.

Mae copi o'r cais arfaethedig; cynlluniau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn ATC-consultation.co.uk.

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad drwy e-bost, drwy ATC-consultation.co.uk. neu drwy'r post erbyn 16 Chwefror 2024:

Ymgynghoriad Canolfan Technoleg Uwchradd
Lichfields,
Helmont House,
Churchill Way,
Cardiff,
CF10 2HE

Llofnod:



Dyddiad: 18 Ionawr 2024

Appendix 7 Specialist Consultee Responses



Llywodraeth Cymru
Welsh Government

Plas Cae Gwynedd, 57 Cefn Coed
Parc Namgarw, Cardiff, CF15 7QQ
Ffôn 0300 025 6000
E-bost cadw@gov.wales
www.cadw.gov.wales
0300 025 6000
cadw@gov.wales/cadw@llyw.cymru
www.cadw.gov.wales

Lichfields

Eich cyfeirnod
Your reference

66602/04/JCO/TR/29029751v1

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

6 February 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - New Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works, Land to the south of Blackton Lane and west of Port Road

Thank you for your letter of 18 January inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Scheduled Monuments

GM029 The Bulwarks Camp
GM071 Castle Ditches
GM135 Barry Castle
GM229 Penmark Castle
GM253 Moulton Roman Site
GM360 Westward Corner Round Barrow
GM419 Knap Roman Site

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



GM446 Site of Medieval Mill & Mill Leat Cliffwood

Registered Parks and Gardens

PGW(Gm)39(GLA) Fonmon Castle
PGW(Gm)58(GLA) Cold Knap Park
PGW(Gm)63(GLA) Romilly Park

This pre-planning application is for an Advanced Technology Centre at South of Blackton Lane and West of Port Road, Rhoose.

The above designated historic assets are located inside 3km of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Glamorgan-Gwent Archaeological Trust www.ggat.org.uk

Yours sincerely,

Laura Cooper
Casework Officer

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-11.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Ein cyf/Our ref: CAS-247384-R2S5
Eich cyf/Your ref:

Advanced Technology Centre
Lichfields,
Helmont House,
Churchill Way,
Cardiff,
CF10 2HE

Dyddiad/Date: 16 February 2024

Annwyl Syr/Madam/Dear Sir/Madam,

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

BWRIAD/PROPOSAL: New Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works

LLEOLIAD/LOCATION: Land to the south of Blackton Lane and west of Port Road, Rhoose

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 18 January 2024.

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding air quality. If this information is not provided, we would object to this planning application. Further details are provided below.

We also advise that based on the information submitted to date, a condition regarding pollution prevention should be attached to any planning permission granted. Without the inclusion of this condition, we would be likely to object to the planning application. Further details are provided below.

Air Quality

We note that Barry Woodlands Site of Special Scientific Interest (SSSI) is less than 1km from the proposed development. As noted in the submitted Ecologica Appraisal prepared by EDP dated January 2024, *“there is the potential for indirect associated effects to arise during the construction and operational phases of development, following an increase in traffic levels and harmful emissions (NOx and NH3) to the atmosphere.”*

Therefore, we advise that further information on the potential indirect effects on the Barry Woodland SSSI resulting from the construction and operational phases of the development

in relation to air quality should be provided. This should utilise appropriate modelling techniques to evaluate the projected increase in emissions attributable to raised traffic levels. If a potential indirect impact on the SSSI is found to be likely, then appropriate mitigation measures should be proposed.

Condition: Construction Environmental Management Plan

Due to the location, appropriate pollution prevention measures should be employed during construction. Therefore, the following condition should be included on any planning permission your authority is minded to grant.

Condition

No development or phase of development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- Construction methods: details of materials, how waste generated will be managed;
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
- Soil Management: details of topsoil strip, storage and amelioration for re-use.
- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill.
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details
- Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

Advice - Protected Species

We note the intention for new tree, hedgerow, and shrub planting to compensate for habitat loss/degradation. Maintenance will be achieved through long-term management. We recommend that prior to submitting any planning application you contact the local authority's ecologist to establish the need for, and if appropriate, the scope of any further ecological information/surveys that would need to be submitted to support the application.

We advise that surveys for protected species should be undertaken by suitably qualified, experienced and where necessary, licensed surveyors in accordance with published guidance, where this exists, and best practice.

Further advisory

The proposed development site falls within the 2km buffer zone of the Vale of Glamorgan Arable Farms zone, an aspect overlooked in the initial assessment. This area could contain Section 42 species and other significant arable plant species. We advise consultation with the local authority ecologist for the need for any further information on this matter.

Other Matters

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

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

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

Yn gywir / Yours faithfully

Claire McCorkindale

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: [REDACTED]

Ffôn/Phone: 03000 65 3098

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Tobias Robinson

From: Harris, Justin
Sent: 12 February 2024 15:17
To: Tobias Robinson
Subject: SUSPECT ADDRESS RE: ATC PAC Notice: The Fire and Rescue Authority concerned- South Wales Fire Service [LICH-DMS.FID443643]

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from an external source.

Good afternoon,

Trust this email finds you well.

South Wales Fire and Rescue Service have considered the application and agrees with the submission.

Further comment will be made at full planning application stage.

Regards
Justin Harris

From: Sura, Mandy [REDACTED]
Sent: Friday, January 19, 2024 8:46 AM
To: Fire Safety (External) [REDACTED]
Subject: FW: ATC PAC Notice: The Fire and Rescue Authority concerned- South Wales Fire Service [LICH-DMS.FID443643]

Hi guys

Would you be able to assist with the email below or need to pass it on? Can you please confirm?

Thanks

Cofion/Regards
Mandy Sura

Swyddog Gweinyddol/Administrative Officer
Uned Cymorth Busnes/ Business Support Unit
Gwasanaeth Tân ac Achub De Cymru/ South Wales Fire and Rescue Service

From: Tobias Robinson [REDACTED]
Sent: Thursday, January 18, 2024 5:40 PM
To: Business Support [REDACTED]
Subject: ATC PAC Notice: The Fire and Rescue Authority concerned- South Wales Fire Service [LICH-DMS.FID443643]

Mr Tobias Robinson
Lichfields,
Helmont House,
Churchill way,
Cardiff,
CF10 2HE

Date: 05/02/2024
Our Ref: PPA0008531

Dear Mr Robinson

Grid Ref: 307438 167656

Site Address: Land to the south of Blackton Lane and west of Port Road, Rhoose,

Development: 2D - Development at land to the south of Blackton Lane and west of Port Road for a new Advanced Technology Centre for Cardiff and Vale College including landscaping, related infrastructure and engineering works

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

SEWERAGE

Firstly, we note that the proposal relates to a new college on Port Road and acknowledge that the site is allocated within the Local Development Plan (LDP). In reference to our representations during the LDP consultation process, namely the 'Statement of Common Ground', we can confirm that an assessment has been undertaken of the public sewerage system to accommodate the proposal and informs our appraisal as follows.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a separate sewerage system, comprising of foul and surface water public sewers, which drains to Cog Moors Wastewater Treatment Works (WwTW).

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.

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 a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with 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. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

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.

Foul Water Drainage – Sewerage Network

We have considered the impact of foul flows generated by the proposed development and concluded it is unlikely that sufficient capacity exists to accommodate your development without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment, which is consistent with our representations to the LDP consultation process. There are no planned reinforcement works within Dwr Cymru Welsh Water's Capital Investment Programme and therefore, at this stage, we are unable to provide you with a point of adequacy on the network.

In light of the above our recommendation is that you instruct us to undertake a Hydraulic Modelling Assessment (HMA) which is at the developer's expense and will examine the impact of the introduction of flows from your development upon the performance of the existing network and consider. Where required and appropriate, the HMA will then identify solutions and points of communication to ensure that your site can be accommodated within the system. For the developer to obtain a quotation for the HMA, we will require a fee of £250 + VAT. Please note that we will seek to control the outcomes of the HMA via appropriate planning conditions. However, in the absence of known solutions to accommodate your site we will not be able to support your development through the planning process. We therefore recommend that the HMA is undertaken in advance of a planning application being submitted, in order to avoid any subsequent delays. Further information on Hydraulic Modelling Assessments as well as any implications on the planning process is provided in the attached Advice & Guidance note.



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.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

SEWAGE TREATMENT

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

WATER SUPPLY

The water supply system in the immediate vicinity has insufficient capacity to serve the development and will also cause detriment to existing customers' water supply. A hydraulic modelling assessment is required to establish the scope of any reinforcement works to be completed in advance of making the connection. As part of the formal planning consultation process, we will seek to ensure that the assessment (and any associated reinforcement works) is completed in advance of the determination of the application or controlled by way of planning condition.

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



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

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

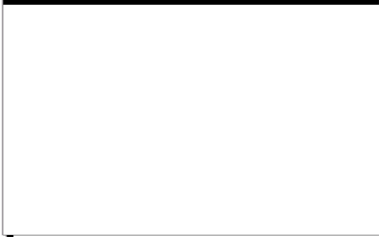
Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

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

Appendix 8 Public PAC Responses

LF66602 Advanced Technology Centre, Rhoose

1. Page 1

1. Do you have any comments on the proposals?			Response Percent	Response Total
1	Open-Ended Question		100.00%	3
1	28/01/2024 13:17 PM ID: 236486574	Yes please. I would like you to consider carefully the one road, already much used in peak times, and the lack of transport links,, bus and train links, to this site.		
2	30/01/2024 19:15 PM ID: 236695972	<p>Hello,</p>  <p>If planning is passed what effect will it have on my Property . I have lived here for the past forty five years enjoying a very rural and quite lifestyle can i expect this to continue.</p> <p>These are some of my Concerns, 1.Noise, 2.disturbance, 3.Traffic, 4.Overlooking and loss of Privacy, 5.Shading / loss of daylight, 6.Effect on the value of Properties in the area, 7.No longer a quite rural area with what could be hundreds of people driving or walking up and down the lane. 8.Will there be a different point of entry to the proposed plan,how will this effect my Property ? At this point these are my initial concerns with more to be sent. My email address is [REDACTED] could you please send me any information regarding planning developments to the above email address.</p> <p>Kind regards,</p>		
3	01/02/2024 17:26 PM ID: 236894829	Need a big enough car park. Not everyone can use the bus or train - not being able to park makes me want to resign		
			answered	3
			skipped	0

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk