

# **FULL PLANNING APPLICATION**

**COEDARHYDYGLYN ESTATE, DOGHILL FARM, FIVE MILE  
LANE, CF62 3AS**

**PROPOSED SCHEME OF LANDSCAPING, INCLUDING  
RETENTION OF FILL ON THE SITE (COMPRISING  
CLEAN, NATURALLY OCCURING INDIGENOUS  
MATERIAL) ASSOCIATED WITH THE FIVE MILE LANE  
IMPROVEMENTS (REF.2016/00305/RG3)**

**PRE-APPLICATION CONSULTATION REPORT**

**JANUARY 2024**



**Geraint John Planning**

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## 1.0 INTRODUCTION

### Background

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared in support of a planning application, submitted on behalf of the Applicant, Alun Griffiths Contractors Ltd, in relation to the following development proposals at Coedarhydyglyn Estate, Doghill Farm, Five Mile Lane, CF62 3AS:

*'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'*

### Information Submitted in Support of the Application

- 1.2 The following draft planning application material was consulted on as part of the PAC process:

Document	Consultant
Application Forms	Geraint John Planning
Planning, Design and Access Statement	Geraint John Planning
Plans & Drawings	Alun Griffiths Ltd
Site Investigation Report	Eco Vigour

### Purpose and Structure of this Report

- 1.3 This Report documents the Pre-Application Consultation exercise undertaken by the applicant in light of the introduction on 1<sup>st</sup> August 2016 of the PAC process by the National Assembly of Wales, under Article 1 of the Town and Country Planning (Development Management) (Wales) (Amendment) Order 2016.
- 1.4 This Report meets the specified content requirements, as outlined within Paragraph 44 of the Welsh Government's Guidance on Pre-Application Consultation document <http://gov.wales/docs/desh/publications/160129annex-1-pre-application-consultation-en.pdf>. This is documented within the following table:

Ref.	Minimum Requirement	Report Reference
A	A copy of the site notice	Appendix A
B	A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days	Section 3
C	A copy of the notice given to owners and occupiers of adjoining land	Appendix A
D	Copies of notices provided to councillors, town and community councils, and specialist consultees	Appendix A and B
E	A summary of all issues raised in response to the statutory publicity (i.e., site notice and letters to owners, occupiers) – the developer must confirm whether the issues raised have been addressed and, if so, how they have been addressed	Section 4 – Table 2
F	Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer.	Section 4 – Table 3

- 1.5 The Report is structured as follows:

- **Section 2** provides planning policy context on the PAC process;
- **Section 3** provides a declaration that the site notice was displayed accordingly;
- **Section 4** provides a summary of the representations received; and
- **Section 5** sets out our conclusions.

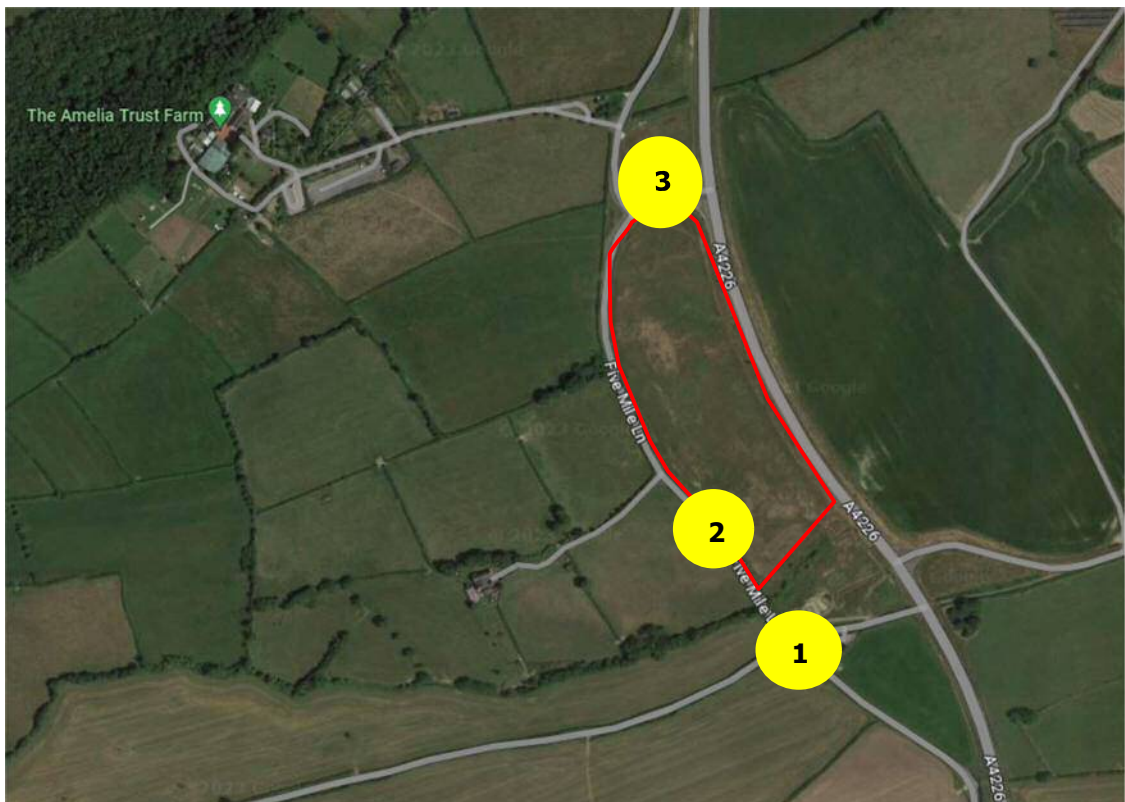
## **2.0 PLANNING POLICY CONTEXT**

- 2.1 From 1<sup>st</sup> August 2016, the requirement to undertake PAC is applicable to all 'major' (as defined in article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012) planning applications (full or outline) and applications for Development of National Significance (DNS).
- 2.2 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 for a period of no less than 28 days before submitting an application for the proposed development;
  - Write to any owner or occupier of land adjoining the land to which the proposed application relates;
  - Make the draft planning application information available publicly;
  - Consult community and specialist consultees before applying for planning permission;
  - Consider if an Environmental Impact Assessment (EIA) is required for the project; and
  - Submit a PAC report as part of the planning application.
- 2.3 This document confirms to the Vale of Glamorgan County Council that the above requirements have been undertaken for the proposed development.

### 3.0 DECLARATION

3.1 This section provides, in line with article 2C(1)(a)(i) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, a declaration that the Applicant has publicised the proposed application by bilingual (English and Welsh) site display in various locations surrounding the site, as noted and identified in the map below:

- **Site Notice 1** – On a street sign at a cross roads on Five Mile Lane South of the proposed development site;
- **Site Notice 2** – On the gated entrance to the site; and
- **Site Notice 3** – On a street sign at a junction joining the A4226 North of the proposed development site.



*Location of site notices (site outlined in red, with notices in yellow)*

3.2 Photographs of the displayed site notices are provided overleaf:



Site Notice 1 – On a street sign by cross roads on Five Mile Lane



Site Notice 2 – On the gated entrance to the site



*Site Notice 3 – On a street sign at a junction joining A4226*

- 3.3 The site notices were on display from 6<sup>th</sup> December 2023 until 17<sup>th</sup> January 2024. This equates to 6 weeks, to allow for the Christmas period.
- 3.4 The site notice, included in **Appendix A**, advises that Alun Griffiths (Contractors) Ltd are applying for full Planning Permission for '*Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)*'.
- 3.5 Copies of the proposed application, which included, although was not limited to, the plans and other supporting documents, were available online at <https://gjplanning.co.uk/current-consultations/>.
- 3.6 The information was made available on the website from 06<sup>th</sup> December 2023 to 17<sup>th</sup> January 2024, with representations received up until this date duly noted. As outlined above, the consultation ran for 6 weeks, which is over and above the statutory requirement to consult for 28 days. This ensured that the Christmas period did not interfere with the consultation, and to afford consultees the appropriate time to provide their response.
- 3.7 Representations on the proposed development were requested to be directed to the agent, Geraint John Planning Ltd, either by email (to [consultations@gjplanning.co.uk](mailto:consultations@gjplanning.co.uk)) or by post (to Office 16, House 1, 2<sup>nd</sup> Floor, The Maltings, East Tyndall Street, Cardiff) within 28 days of the initial site notice, quoting the scheme name: *Five Mile Lane, Barry*.



## **4.0 SUMMARY OF REPRESENTATIONS**

4.1 In line with article 2F(2)(d) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. **Appendix A** contains a copy of the Schedule 1B notice, whilst **Appendix B** contains a copy of the Schedule 1C notice. These were given to community and specialist consultees respectively.

### *Community / Adjoining Owner / Occupier Notices*

4.2 Bilingual Schedule 1B notices were sent to surrounding occupiers / owners of land adjoining the development on 06<sup>th</sup> December 2023. A list of the properties who were consulted is included at **Appendix E**.

4.3 Additionally, Schedule 1B notices were issued to the community consultees identified in **Appendix E**. The councillors consulted were as follows:

- Wenove Council (clerk);
- St Nicholas and Bonvilston Council (clerk and Cllr Tony Harris);
- Llancarfan Ward Council (Cllr Martyn Hughes); and
- Llandow Community Council (Cllr David Lloyd Jones).

4.4 The notices informed recipients of the applicant's intention to submit a planning application. The notices also identified where the associated plans and reports could be viewed and how to provide feedback concerning these.

4.5 No responses were received from an adjoining owner / occupier regarding the proposed development in response to the statutory publicity (i.e. site notices and letters to owners, occupiers, and community consultees). Additionally, no responses were received from community consultees.



*Specialist Consultee Notices*

- 4.6 Bilingual Schedule 1C notices were sent via email to the specialist consultees set out in **Appendix E** so as to inform them of the applicant's intention to submit an application and also advise where and how they could view the associated plans and reports and provide feedback concerning these.
- 4.7 All specialist consultees were provided with a link to access a copy of the site plan and draft planning application forms via the GJP consultations web page, so to provide additional information to assist them in identifying the site and any associated opportunities / constraints.
- 4.8 In line with article 2F(2)(f) of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, **Table 3** contains a copy of all of the responses received from specialist consultees and a response to how these comments have been addressed.

**Table 3 – Specialist Consultee Representations**

Date	Consultee	Representation	Response
07/12/2023	Shared Regulatory Services	<p>Thank you for the SI report. Please advise your client/the applicant to ensure they provide the following additional details with the planning application:</p> <ol style="list-style-type: none"> <li>1) The SI report should be supplemented to include the complete laboratory analytical reports and lab accreditation details (not just the summarised results and assessment criteria).</li> <li>2) Volume of materials already imported to site and retained.</li> <li>3) Material type, source, supplier and volume of imported aggregate material (used for access/ hardstanding)</li> <li>4) If any additional materials are proposed for import as part of the 'final finishing works are proposed to bring the site back to a useable and natural profile'. These will need to be assessed for suitability in accordance with the previously forwarded guidance 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems'; the assessments will need to be submitted to the LPA for approval prior to import.</li> </ol>	<p>GJP responded directly to SRS with the following text in red:</p> <ol style="list-style-type: none"> <li>1) The SI report should be supplemented to include the complete laboratory analytical reports and lab accreditation details (not just the summarised results and assessment criteria). <b>Please see attached EcoVigor report.</b></li> <li>2) Volume of materials already imported to site and retained. <b>Please see attached volume reports that were compiled.</b>   <b>The maximum cut depth proposed would be 250 – 300mm based on the trial holes and the maximum fill will be the same. Some area will have not cut or fill, and we will only be looking at creating an even layer of topsoil across the plot.</b></li> <li>3) Material type, source, supplier and volume of imported aggregate material (used for access/ hardstanding) <b>this is not yet decided but this material will be of virgin origin and will not be left on site at the end of profiling works. Supplier is likely to be Tarmac.</b></li> <li>4) If any additional materials are proposed for import as part of the 'final finishing works are proposed to bring the site back to a useable and natural profile'. These will need to be assessed for suitability in accordance with the previously forwarded guidance 'Requirements for the Chemical Testing of Imported</li> </ol>

			Materials for Various End Uses and Validation of Cover Systems'; the assessments will need to be submitted to the LPA for approval prior to import. <b>No additional material will be imported by us. We will be looking to reprofile the area using material contained within the field with minimal change envisaged.</b>
08/12/2023	South Wales Fire and Rescue Service	South Wales Fire and Rescue Service have looked at the application and agree with the application.  Further comment will be made at full planning application stage.	No response necessary.
18/12/2023	GGAT	Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note the proposal is located in an area of very high archaeological potential with highly significant prehistoric and Roman remains in the vicinity. Within the specific development area a lime kiln and two potential ring ditches are present.  However, the area was utilised as a site compound/storage area during the construction phase of the Five Mile Lane road scheme. Furthermore, the current proposal only relates to landscaping works which will result in the existing ground profile being raised by a maximum of 400mm.  As a result it is unlikely that significant archaeological remains will be encountered during the course of the proposal. As such, should a similar application to the one you have outlined be submitted, we would be unlikely to recommend any pre-determination works, or that any archaeological conditions are attached to any consent.  Should you require anything further, please get in touch.	No response necessary.
19/12/2023	Welsh Water	<b><u>SEWERAGE</u></b>  Firstly, we note that the proposal relates to a Proposed scheme of landscaping on Coedarhydyglyn Estate and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local	Comments have been taken onboard and conditions accepted.

	<p>Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage system, we offer the following comments as part of our appraisal of this development.</p> <p><b>Public Sewerage Network</b></p> <p>It appears the application does not require to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.</p> <p>You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.</p> <p><b>Surface Water Drainage</b></p> <p>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.</p>	
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		<p>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 &amp; Guidance note.</p> <p>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.</p> <p><b>Foul Water Drainage – Sewerage Network</b></p> <p>It appears the application does not require to connect to the public sewer, and therefore Dwr Cymru Welsh Water has no further comments. However, should circumstances change and a connection to the public sewerage system/public sewage treatment works is preferred we must be re-consulted on this application.</p> <p><b><u>WATER SUPPLY</u></b></p> <p>The proposed development is crossed by a trunk/distribution watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.</p> <p>I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and</p>	
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		<p>ensuring any existing public assets or infrastructure located within new development sites are protected.</p> <p>The development of the site with our water main located as shown on the attached plan will involve certain conditions which must be strictly adhered to. These are:-</p> <ol style="list-style-type: none"> <li>1. No structure is to be sited within a minimum distance of <b>AS ABOVE</b> from the centre line of the pipe. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the Developer.</li> <li>2. Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.</li> <li>3. If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.</li> <li>4. The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.</li> <li>5. The existing ground cover on the water main should not be increased or decreased.</li> <li>6. All chambers, covers, marker posts etc. are to be preserved in their present position.</li> <li>7. Access to the Company's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.</li> </ol>	
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		<p>8. No work is to be carried out before this Company has approved the final plans and sections.</p> <p>These are general conditions only and where appropriate, will be applied in conjunction with specific terms and conditions provided with our quotation and other associated documentation relating to this development.</p>	
20/12/2023	Coal Authority	<p>Thank you for your notification of 06 December 2023 seeking the views of the Coal Authority on the above.</p> <p>I have checked the site location plan against the information held by the Coal Authority and can confirm that the proposed development site is located outside of the defined coalfield.</p> <p>On this basis, the Planning team at the Coal Authority have no comments to make.</p>	No response necessary.
5/01/2024	Cadw	<p>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.</p> <p>Our records show there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development.</p> <p>We therefore have no comments to make on the proposed development.</p> <p>The national policy and Cadw's role in the planning process is set out in Annex A.</p>	No response necessary.
16/01/2024	NRW	<p>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 06 December 2023. We have concerns with the application as proposed. However, we are satisfied that these concerns can be overcome by the planning authority attaching the following conditions to any planning permission granted:</p>	Comments have been taken onboard and conditions accepted.



		<p>Condition 1: Pollution Prevention Method Statement Condition 2: Land Contamination</p> <p>Please note, without these conditions, we would be likely to object to the planning application. Further details are provided below.</p> <p>Pollution Prevention Given the nature and scale of the works proposed and proximity of the proposal site to a watercourse, we would request the following condition be attached to any planning permission granted.</p> <p>Condition 1 No development or phase of development, including site clearance, shall commence until a site wide or phase Pollution Prevention Method Statement has been submitted to and approved in writing by the Local Planning Authority. The method statement should include:</p> <ul style="list-style-type: none"><li>• A detailed account of the works to be carried out and the methodology to undertake them together with confirmation of the proximity of works to the local watercourse.</li><li>• A detailed account of the pollution mitigation measures to be put in place to prevent any material from these works from entering the nearby watercourse, including details of emergency spill procedures and incident response plan.</li></ul> <p>The Pollution Prevention Method Statement shall be implemented as approved during the site preparation and construction phases of the development.</p> <p>Justification: A Pollution Prevention Method Statement 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.</p> <p>We advise that in preparing the Pollution Prevention Management Plan regard is had to Guidance for Pollution Prevention 5: Works and maintenance in or near water, and Pollution Prevention Guidelines 6: Working at construction and demolition sites, which are available on the NetRegs website.</p>	
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		<p>Land Contamination The consultation information states that excavated material placed onto the site has been subject to testing, however, this report/information is not available for review. We note that the material was noted to contain some anthropogenic pieces and the site was also used as a construction compound. The site is of relatively high sensitivity with respect to controlled waters, located on a secondary A aquifer and adjacent to a brook.</p> <p>We would recommend to the local authority that the following condition is attached to any planning permission if granted:</p> <p>Condition If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.</p> <p>Justification: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.</p> <p>European Protected Species We are aware of records of European Protected Species (including bats and Great Crested Newts) within close proximity of the proposal site. We recommend you seek the advice of the Local Authority's ecologist to determine the need for, and if appropriate the scope of, ecological survey to support a planning application for the proposal.</p>	
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## **5.0 SUMMARY AND CONCLUSIONS**

### Purpose of this Statement

- 5.1 This PAC Report provides a copy of the relevant notices, a summary of responses from consultees including neighbours, community consultees and specialist consultees and how the PAC process (i.e. the receipt of consultee input) has resulted in either endorsement of, or amendments to the design of the proposed scheme.
- 5.2 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.
- 5.3 The local community, local members and statutory consultees have had the opportunity to be involved in the pre-application process and through this consultation process we have helped the community to understand the benefits and impacts of the proposed development.
- 5.4 This report sets out the feedback received and how the development has responded to the comments. Where appropriate we have responded directly to comments raised or directed people to the relevant documentation provided as part of the consultation. This process has helped to understand and address any relevant concern. This meaningful consultation has, we believe, improved the quality of our proposal and has provided the Applicant with a greater understanding of the acceptability of the proposals.
- 5.5 In conclusion, this report documents the way in which the Applicant has addressed the PAC requirements outlined within the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.
- 5.6 It is accordingly requested that the Local Planning Authority consider the content of this report in the processing, validation and assessment of the planning application.

## **APPENDICES**

- Appendix A** Notice under Schedule 1B
- Appendix B** Notice under Schedule 1C
- Appendix C** Notice letter sent to Adjoining Owners/Occupiers and Community Consultees
- Appendix D** Notice letter sent to Specialist Consultees
- Appendix E** List of Parties Consulted

## APPENDIX A – NOTICE UNDER SCHEDULE 1B

SCHEDULE 1 Article 4 (4)

Pre-application notices

SCHEDULE 1B Article 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

**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 ***Coedarhydyglyn Estate, Doghill Farm, Five Mile Lane, CF62 3AS.***

I give notice that *Alun Griffiths (Contractors) Ltd* are intending to apply for Outline Planning Permission for:

*'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3).'*

You may inspect copies of:

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

Online at <https://gjplanning.co.uk/current-consultations/>

Computer facilities are available to view this information online at *Wenvoe library, Wenvoe Cl, Wenvoe, Cardiff CF5 6AY, between the hours of 11:00am – 17:00pm Mondays, 10:00am – 13:00pm Tuesdays, 10:00am – 16:00pm Wednesdays, 9:00am – 13:00pm Saturdays.*

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at [consultations@gjplanning.co.uk](mailto:consultations@gjplanning.co.uk) or *Geraint John Planning Ltd, Office 16 (House 1, 2<sup>nd</sup> Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA.* All correspondence should quote the scheme name: *Five Mile Lane, Barry.*

By: **17<sup>th</sup> January 2024**

Signed:



Date: 6<sup>th</sup> December 2023

ATODLEN 1 Erthygl 4 (4)

Hysbysiadau cyn-ymgeisio

ATODLEN 1B Erthygl 2C & 2D

## CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

### 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

**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 gennych wrth 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 yn ***Ystad Coedarhydyglyn, Fferm Doghill, Lôn Pum Milltir, CF62 3AS.***

Rwyf yn hysbysu bod *Alun Griffiths (Contractors) Ltd* yn bwriadu gwneud cais am ganiatâd cynllunio amlinellol ar gyfer: '*Cynllun tirlunio arfaethedig, gan gynnwys cadw llenwad ar y safle (yn cynnwys deunydd brodorol glân, naturiol) sy'n gysylltiedig â Gwelliannau Five Mile Lane (cyf. 2016/00305/RG3)*'.

Gellwch archwilio copïau o'r canlynol:

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

Ar-lein yn <https://gjplanning.co.uk/current-consultations/>

Mae cyfleusterau Computer ar gael i weld y wybodaeth hon ar-lein yn *Llyfrgell Gwenfô, Gwenfô Cl, Gwenfô, Caerdydd CF5 6AY, rhwng 11:00am – 17:00pm Dydd Llun, 10:00am – 13:00pm Dydd Mawrth, 10:00am – 16:00pm Dydd Mercher, 9:00am – 13:00pm ar ddyddiau Sadwrn.*

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn [consultations@gjplanning.co.uk](mailto:consultations@gjplanning.co.uk) neu *Geraint John Planning Ltd, Office 16 (House 1, 2nd Floor), The Maltings, East Tyndall Street, Cardiff, CF24 5EA.* Dylai pob gohebiaeth defnyddio enw'r cynllun: *Lôn Pum Milltir, Y Barri.*

Erbyn: **17<sup>fed</sup> Ionawr 2024.**

Llofnod:



Dyddiad: 6<sup>fed</sup> Rhagfyr 2023





## APPENDIX B – NOTICE UNDER SCHEDULE 1C

### 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

**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 Coedarhydyglyn Estate, Doghill Farm, Five Mile Lane, CF62 3AS.

I give notice that *Alun Griffiths (Contractors) Ltd* are intending to apply for Planning Permission for: *'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'*.

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <https://gjplanning.co.uk/current-consultations/>

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 to [consultations@gjplanning.co.uk](mailto:consultations@gjplanning.co.uk) by **17<sup>th</sup> January 2024**. All correspondence should quote the scheme name: *Five Mile Lane, Barry*.

Signed:



Date: 06/12/2023

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**

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 yn Ystad Coedarhydyglyn, Fferm Doghill, Lôn Pum Milltir, CF62 3AS.

Rwyf yn hysbysu bod *Alun Griffiths (Contractors) Ltd* yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer: '*Cynllun tirlunio arfaethedig, gan gynnwys cadw llenwad ar y safle (yn cynnwys deunydd brodorol glân, naturiol) sy'n gysylltiedig â Gwelliannau Five Mile Lane (cyf. 2016/00305/RG3)*'.

Mae copi o'r cais arfaethedig; planiau; a dogfennau ategol eraill wedi eu hatodi/ar gael i'w harchwilio ar lein yn <https://gjplanning.co.uk/current-consultations/>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at [consultations@gjplanning.co.uk](mailto:consultations@gjplanning.co.uk) yn erbyn **17<sup>fed</sup> Ionawr 2024**. Dylai pob gohebiaeth defynddio'r enw'r cynllun: *Lôn Pum Milltir, Y Barri*.

Llofnod:



Dyddiad: 06/12/2023

## APPENDIX C – NOTICE LETTER SENT TO ADJOINING OWNERS/OCCUPIERS AND COMMUNITY CONSULTEES

Geraint John  
E: geraint@gjplanning.co.uk  
T : 02920 105360  
M : 07531 324325

Office 16, House 1, 2<sup>nd</sup> floor  
The Maltings  
East Tyndall Street  
Cardiff  
CF24 5EA  
[www.geraintjohnplanning.co.uk](http://www.geraintjohnplanning.co.uk)

06<sup>th</sup> December 2023

[The Owner / Occupier / Cllr XXX]

**Coedarhydyglyn Estate, Doghill Farm, Five Mile Lane, CF62 3AS.**

**'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'**

**Ystad Coedarhydyglyn, Fferm Doghill, Lôn Pum Milltir, CF62 3AS.**

**'Cynllun tirlunio arfaethedig, gan gynnwys cadw llenwad ar y safle (yn cynnwys deunydd brodorol glân, naturiol) sy'n gysylltiedig â Gwelliannau Five Mile Lane (cyf. 2016/00305/RG3)'**

In line with the recent introduction of legislation concerning pre-application consultation in Wales for 'major' development, please find enclosed a Schedule 1B Notice relating to the above proposed planning application.

Should you require any clarification, please do not hesitate to contact me.

Yn unol â'r cyflwyniad diweddar o ddeddfwriaeth sy'n ymwneud ymgynghoriad cyn ymgeisio yng Nghymru ar gyfer datblygiad 'mawr', os gwelwch yn dda ddod o hyd amgaeedig ac Atodlen 1B Hysbysiad mewn perthynas â'r cais cynllunio arfaethedig uchod.

Os byddwch angen unrhyw eglurhad, peidiwch ag oedi i gysylltu â mi.

Yours sincerely

Yr eiddoch yn gywir



**Geraint John**  
Director  
Geraint John Planning Ltd.

## APPENDIX D – NOTICE LETTER SENT TO SPECIALIST CONSULTEES

Geraint John  
E: geraint@gjplanning.co.uk  
T : 02920 105360  
M : 07531 324325

Office 16 (House 1, 2<sup>nd</sup> Floor)  
The Maltings  
East Tyndall Street  
Cardiff  
CF24 5EA  
[www.geraintjohnplanning.co.uk](http://www.geraintjohnplanning.co.uk)

06<sup>th</sup> December 2023

Sent by Email: [XXX](#)

Dear [Sir / Madam],

**Coedarhydyglyn Estate, Doghill Farm, Five Mile Lane, CF62 3AS.**  
**'Proposed scheme of landscaping, including retention of fill on the site (comprising clean, naturally occurring indigenous material) associated with the Five Mile Lane Improvements (ref. 2016/00305/RG3)'**

**Ystad Coedarhydyglyn, Fferm Doghill, Lôn Pum Milltir, CF62 3AS.**  
**'Cynllun tirlunio arfaethedig, gan gynnwys cadw llenwad ar y safle (yn cynnwys deunydd brodorol glân, naturiol) sy'n gysylltiedig â Gwelliannau Five Mile Lane (cyf. 2016/00305/RG3)'**

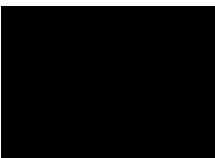
In line with the introduction of legislation concerning pre-application consultation in Wales for 'major' development, please find enclosed a Schedule 1C Notice relating to the above proposed planning application.

Should you require any clarification, please do not hesitate to contact me.

Yn unol â'r cyflwyniad o ddeddfwriaeth sy'n ymwneud ymgynghoriad cyn ymgeisio yng Nghymru ar gyfer datblygiad 'major', os gwelwch yn dda ddod o hyd amgaeedig ac Atodlen 1C Hysbysiad mewn perthynas â'r cais cynllunio arfaethedig uchod.

Os byddwch angen unrhyw eglurhad, peidiwch ag oedi i gysylltu â mi.

Yours sincerely / Yr eiddoch yn gywir



**Geraint John**  
Director  
Geraint John Planning Ltd.

## APPENDIX E – LIST OF CONSULTEES

<b>Specialist (Internal)</b>	
Drainage	<a href="mailto:fcerm@valeofglamorgan.gov.uk">fcerm@valeofglamorgan.gov.uk</a> <a href="mailto:sab@valeofglamorgan.gov.uk">sab@valeofglamorgan.gov.uk</a>
Ecology	<a href="mailto:crcheesman@valeofglamorgan.gov.uk">crcheesman@valeofglamorgan.gov.uk</a>
Estates	<a href="mailto:lcross@valeofglamorgan.gov.uk">lcross@valeofglamorgan.gov.uk</a>
Highways	<a href="mailto:highwaydevelopment@valeofglamorgan.gov.uk">highwaydevelopment@valeofglamorgan.gov.uk</a>
Planning	<a href="mailto:planning@valeofglamorgan.gov.uk">planning@valeofglamorgan.gov.uk</a>
Pollution Control	<a href="mailto:EnvPlan-SRSWales@valeofglamorgan.gov.uk">EnvPlan-SRSWales@valeofglamorgan.gov.uk</a>
Conservation	<a href="mailto:Planning@valeofglamorgan.gov.uk">Planning@valeofglamorgan.gov.uk</a>
Landscape	<a href="mailto:LDS@valeofglamorgan.gov.uk">LDS@valeofglamorgan.gov.uk</a>
Public Rights of Way	<a href="mailto:PublicFootpaths@valeofglamorgan.gov.uk">PublicFootpaths@valeofglamorgan.gov.uk</a>
Drainage	<a href="mailto:fcerm@valeofglamorgan.gov.uk">fcerm@valeofglamorgan.gov.uk</a> <a href="mailto:sab@valeofglamorgan.gov.uk">sab@valeofglamorgan.gov.uk</a>
<b>Statutory (External)</b>	
Cadw	<a href="mailto:cadwplanning@gov.wales">cadwplanning@gov.wales</a>
DCWW	<a href="mailto:developer.services@dwrcymru.com">developer.services@dwrcymru.com</a>
GGAT	<a href="mailto:planning@ggat.org.uk">planning@ggat.org.uk</a>
NRW	<a href="mailto:southeastplanning@cyfoethnaturiolcymru.gov.uk">southeastplanning@cyfoethnaturiolcymru.gov.uk</a>
South Wales Fire and Rescue Service	<a href="mailto:firesafety@southwales-fire.gov.uk">firesafety@southwales-fire.gov.uk</a>
Coal Authority	<a href="mailto:planningadvice@coal.gov.uk">planningadvice@coal.gov.uk</a>
<b>Community</b>	
Llandow Community Council	<a href="mailto:davidlloyd.jones@btinternet.com">davidlloyd.jones@btinternet.com</a>
Llancarfan Ward Council	<a href="mailto:martyn.hughes@outlook.com">martyn.hughes@outlook.com</a>
St Nicholas and Bonvilston Council	<a href="mailto:Clerk@StNicholasBonvilston-cc.Wales">Clerk@StNicholasBonvilston-cc.Wales</a> <a href="mailto:Clr.AnthonyHarris47@gmail.com">Clr.AnthonyHarris47@gmail.com</a>
Wenove Council	<a href="mailto:wenvoecc@googlemail.com">wenvoecc@googlemail.com</a>
<b>Adjoining Owners / Occupiers</b>	
Amelia Cafe	Amelia Cafe Trewallter Barry CF62 3AS
Llangennith House	Llangennith House Trewallter Barry CF62 3AS
The Amelia Trust Farm	The Amelia Trust Farm Five Mile Ln



	Barry CF62 3AS
Whitton Bush Farm	Whitton Bush Farm Trewallter Barry CF62 3AS
Whitton Lodge	Whitton Lodge Trewallter Barry CF62 3AS