

Pre-Application Consultation Report-

Demolition of the existing dwelling and
redevelopment of the site to accommodate residential
development and associated works on Land at
Bolston House, Bonvilston

Prepared for: Transworld Real Estate Ltd

6 March 2024



Dinas Planning

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1. Introduction

- 1.1. The Development Management Procedure (Wales)(Amendment) Order 2016, a piece of legislation subordinate to the Planning (Wales) Act 2015, requires all applicants for major developments to undertake Pre-Application Consultation, making available a final draft version of the application at least 28 days before the submission of the formal planning application. The draft application should be made available to specialist consultees, community consultees and members of the public through the sending of letters and display of site notices.
 - 1.2. Having undertaken Pre-Application Consultation, applicants are then required to produce, and submit as part of the application, a Pre-Application Consultation Report which includes:
 1. Information about the method of public notification and how both community consultees and specialist consultees were made aware of the application.
 2. A copy of the notice given to owners and occupiers of adjoining land.
 3. A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements.
 4. Copies of all notices provided to councillors, town and community councils and specialist consultees.
 5. A summary of issues raised in response to the statutory publicity (responses from members of the public), an overview of whether these issues have been addressed and, if so, how they have been addressed.
 6. Copies of responses received from specialist and statutory consultees with an explanation of how each response has been addressed,
 - 1.3. The Town and Country Planning (Development Management Procedure)(Wales) Order 2012 defines major development as residential developments of more than 10 units or on sites over 0.5ha, the provision of buildings with a floorspace in excess of 1,000sqm, development on a site with an area of over 1ha or the winning and working of materials.
 - 1.4. Planning permission is to be sought by Transworld Real Estate Ltd for the demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works on Land at Bolston House, Bonvilston. The proposed development exceeds 10 new dwellings and therefore Pre-Application Consultation, and an associated report, is required.
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1.5. The following table shows how each of the requirements listed above have been addressed:

Requirement	Relevant Section of Pre-Application Consultation Report
1	Addressed in Section 2 of this Pre-Application Report
2	Included as Appendix 1
3	Included as Appendix 2
4	Included as Appendix 3
5	Addressed in Section 3 of this Pre-Application Report
6	Addressed in Section 4 of this Pre-Application Report with copies provided in appendix 4

2. Overview of Pre-Application Consultation

- 2.1. This section details how the Pre-Application Consultation was undertaken. It is split into three sections, the first considering how members of the public were made aware of the application, the second detailing how Community Consultees were made aware of the application and the third setting out how Specialist Consultees were made aware of the application.

Public Notification

- 2.2. Public notification was carried out through two processes.
- 2.3. Letters were sent to owners and occupiers of all adjacent land. A copy of the notice letters sent to owners and occupiers of adjoining land is included as Appendix 1.
- 2.4. Secondly, a site notice was displayed close to the application site. A copy of the site notice is included as Appendix 2 along with a declaration confirming that the site notice was displayed in accordance with the statutory requirements.

Community Consultees

- 2.5. Applicants are required to notify town/community councils and the local members representing the ward the application site is located within. The following Councillors/Organisations were also sent letters:
- Councillor Ian Perry - St Nicholas and Llancarfan Ward Member
 - St Nicholas with Bonvilston Community Council
- 2.6. A copy of the letter and notice sent to community consultees is included at Appendix 3.

Specialist Consultees

- 2.7. Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales)(Amendment)Order 2016 identifies in which cases specialist consultees should be informed. In line with Schedule 4, letters were sent to the following specialist consultees:
- Vale of Glamorgan Council Drainage
 - Vale of Glamorgan Council Highways
 - Vale of Glamorgan Council Planning
 - Dwr Cymru Welsh Water
 - Glamorgan Gwent Archaeological Trust
 - South Wales Fire & Rescue
 - Natural Resources Wales
 - CADW
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- 2.8. A copy of the letter sent to Specialist consultees is included at Appendix 3. The same letter and notice was used as for community consultees.

Availability of Draft Application Documents

- 2.9. Applicants are required to make the draft planning application publicly available for a period of at least 28 days prior to the submission of the planning application.

- 2.10. The notice letters to owners/ occupiers of adjoining land, letters to Community Consultees, letters to Specialist Consultees and the site notices stated that:

You may inspect copies of the proposed application, the plans, and other supporting documents online at <http://tinyurl.com/bolstonhouse>

- 2.11. This website remained live online until the end of 5th March 2024.

- 2.12. The notice provided to owners/occupiers of adjoining land and the notice used as a site notice identified how computer facilities could be accessed to view the documents.

- 2.13. All of the notices provided the email and postal address for to which any comments should be sent directly to.
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3. Response to Notifications and Consultation

- 3.1. This section of the Pre-Application Consultation Report summarises all responses received through public notification and consultation process undertaken. It identifies whether these issues have been addressed, and provides an explanation of how these responses have been considered and addressed as part of the formal planning application.
- 3.2. The responses are summarised in the table below. In total, 3 responses were received. As required, copies of responses from specialist consultees are reproduced at appendix 4.

Summary of Response	Has this response been addressed?	Explanation of Response
<p>CADW: 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>	No requirement to address.	N/A

<p>Natural Resources Wales</p> <p>Designated Sites</p> <p>The proposed development within 2 kilometres from two Sites of Special Scientific Interest(SSSI) Nant Whitton Woodlands and the Ely Valley. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which these SSSIs are of special interest.</p> <p>Protected Species</p> <p>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.</p> <p>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</p> <p>Based in the information submitted to date it is likely that the proposal will require a European protected species (EPS) Licence from NRW.</p>	Yes	Appropriate protected species surveys have been undertaken and submitted with the planning application.
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<p>GGAT</p> <p>We have consulted the regional Historic Environment Record (HER) and note an entry for an aircraft crash site within the proposed development area. Specifically, the crash site of Supermarine Spitfire N3221. However, the further information file on the asset indicates that the Spitfire broke up in the air over Bonvilston (on the 6th February 1943), with the wreckage recorded in fields below Pendoylan. As a result it is unlikely that associated remains will be located within the proposed development area.</p> <p>The proposal is located adjacent to the A48, which at this point follows the line of the Roman road from Cardiff to Neath (Roman road RR60c). It is also located in proximity to the medieval core of Bonvilston. As a result there is the potential for associated archaeological remains to be located in the area, and so be adversely affected by the proposals.</p> <p>As a result, should a similar application to the one you have outlined be submitted we would likely recommend a condition requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI) detailing a programme of archaeological programme of works. We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.</p> <p>This would provide suitable mitigation for any archaeological remains that may be present and is consistent with previous pre-planning enquiries and planning applications for this site.</p>	N/A	Comments can be addressed at planning application stage through a condition requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI) detailing a programme of archaeological programme of works.
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- 3.3. Two comments from the public consultation came from the adjoining owners, expressing concerns over the condition of tree T22, which is referenced in the supporting tree survey as a Sycamore which exhibits "significant cavities at the base and on the main stem at 1m. Associated bulging at the base of the main stem indicates significant internal decay. The recommendations are to undertake a 5m height reduction and prune to rebalance the crown. Monitor for safety.
- 3.4. Neighbouring owners have expressed concern over the future safety of the tree and over the potential for failure of it, resulting in property damage and potential injury to residents. Considering these safety concerns, neighbours believe it is prudent to consider the complete removal of this tree, and have expressed openness to engaging in constructive dialogue with planners or developers to ensure the safety of everyone involved.
- 3.5. The applicant's arborist was asked to comment on the concerns raised. The Arborist's view is that tree is safe to retain for the next 10-20 years subject to the implementation of the recommended tree works set out in the report, i.e. a 5m crown reduction. This will be relayed to the neighbours.
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4. Conclusion

- 4.1. This Planning Application Consultation Report has been produced as a result of the development proposed by Transworld Real Estate Ltd at Land at Bolston House, Bonvilston falling within the categories of 'major development' as defined in the and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.
 - 4.2. The previous sections of this Report and the appendices that follow on from this conclusion demonstrate that Pre-Application Consultation has been undertaken in line with national guidance set out in The Development Management Procedure (Wales) Order 2012 as amended by the Planning (Wales) Act 2015.
 - 4.3. This report has been prepared in accordance with Part 1 Section 2F of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 ("the 2016 Order") and demonstrates how the applicant has complied with Section 61Z of the Town and Country Planning Act 1990 (as amended) ("the 1990 Act").
 - 4.4. It sets out comments received from any interested party consulted under Section 61Z (3) or (4) of the 1990 Act, and explains why no changes to the proposals are necessary ahead of the submission of the planning application.
 - 4.5. As required by Sections 2C, 2D and 2E of the 2016 Order, the forthcoming application has been publicised, consulted upon and considered in accordance with the regulations.
 - 4.6. In accordance with the above, it is considered that the requirements of Part 1 Section 2C, 2D, 2E and 2F of the 2016 Order and Section 2G of the Amendment Order have been satisfied.
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Appendix 1

The letter and notice sent to owners and occupiers of adjoining land, along with a list of the neighbours notified

ADJOINING LANDOWNERS / NEIGHBOURS NOTIFIED

1 The Walk Bonvilston Cardiff CF5 6TZ

2 Red Lion Cottages A48 Bonvilston Bonvilston Cardiff CF5 6TP

25 Village Farm Bonvilston Cardiff CF5 6TY

27 Village Farm Bonvilston Cardiff CF5 6TY

3 Red Lion Cottages A48 Bonvilston Bonvilston Cardiff CF5 6TY

33 Village Farm Bonvilston Cardiff CF5 6TY

35 Village Farm Bonvilston Cardiff CF5 6TY

4 Red Lion Cottages A48 Bonvilston Bonvilston Cardiff CF5 6TY

Abberton House 31 Village Farm Bonvilston Cardiff CF5 6TY

Bolston House A48 Bonvilston Bonvilston Cardiff CF5 6TR

Living Accommodation Red Lion Inn A48 Bonvilston Bonvilston Cardiff CF5 6TR

Natland A48 Bonvilston Bonvilston Cardiff CF5 6TR

Pen Deryn The Walk Bonvilston Cardiff CF5 6TR

Red Lion Cottages A48 Bonvilston Bonvilston Cardiff CF5 6TP

Red Lion Inn A48 Bonvilston Bonvilston Cardiff CF5 6TR

Sycamore House The Walk Bonvilston Cardiff CF5 6TZ

Taffnon 29 Village Farm Bonvilston Cardiff CF5 6TY

The Coach House 37 Village Farm Bonvilston Cardiff CF5 6TY

Woodlands A48 Bonvilston Bonvilston Cardiff CF5 6TR

Woodlands Lodge A48 Bonvilston Bonvilston Cardiff CF5 6TR



The Owner/Occupier

Dear Sir / Madam,

Planning application for: Demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works on Land at Bolston House, Bonvilston

I write to inform you that **Transworld Real Estate Ltd** is intending to submit a planning application as above.

Under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, we are required to consult all neighbouring landowners, for a period of 28 days prior to the submission of the application.

Please see the enclosed notice for full details of how to view and comment on the proposed planning application.

Please note that this is a separate process to the consultation that the Local Planning Authority will carry out when the application is formally submitted.

Yours faithfully

Paul Williams

Paul Williams

Director

Email: paul@dinasplanning.co.uk

Tel: 07897279211

Web: www.dinasplanning.co.uk



Annwyl Syr / Fadam,

Cais cynllunio ar gyfer: Dymchwel yr annedd bresennol ac ailddatblygu'r safle i ddarparu ar gyfer datblygiad preswyl a gwaith cysylltiedig ar dir yn Bolston House, Tresimwn

Ysgrifennaf atoch i'ch hysbysu bod Transworld Real Estate Ltd yn bwriadu cyflwyno cais cynllunio fel y nodir uchod.

O dan Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016, mae'n ofynnol i ni ymgynghori â phob tiffeddiannwr cyfagos, am gyfnod o 28 diwrnod cyn cyflwyno'r cais.

Gweler yr hysbysiad amgaeëdig am fanylion llawn ynghylch sut i weld a rhoi sylwadau ar y cais cynllunio arfaethedig.

Sylwch fod hon yn broses ar wahân i'r ymgynghoriad y bydd yr Awdurdod Cynllunio Lleol yn ei gynnal pan gyflwynir y cais yn ffurfiol.

Yr eiddoch yn gywir,

Paul Williams

Paul Williams

Director

Email: paul@dinasplanning.co.uk

Tel: 07897279211

Web: www.dinasplanning.co.uk

**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: **Land at Bolston House, Bonvilston**

I give notice that **Transworld Real Estate Ltd** is intending to apply for planning permission for:

**Demolition of the existing dwelling and
redevelopment of the site to accommodate
residential development and associated works**

You may inspect copies of the proposed application, the plans, and other supporting documents online at <http://tinyurl.com/bolstonhouse>

Or www.dinasplanning.co.uk and select the 'Pre-application consultations' tab.

Computer facilities are available to view this information online at:

Barry Library, The County Library, King Square, Barry, CF63 4RW (Mon-Fri: 9am until 5.30 pm, Sat - 9.30 am until 4pm) or:

Cowbridge Library, Old Hall, High Street, Cowbridge, CF71 7AH (Mon-Fri: 10 am until 5 pm, Sat - 10 am until 4pm)

Anyone who wishes to make representations about this proposed development must write to consultations@dinasplanning.co.uk or Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW by **05/03/2024**.

Date 06/02/2024

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

**Cyhoedduswydd Ac Ymgynghori Cyn Gwneud Cais Am Ganiatâd
Cynllunio**

Atodlen 1 Erthygl 4. (4) Atodlen 1B Erthygl 2C & 2D

Bwriad yr hysbysiad: Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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 **ar dir yn Bolston House, Tresimwn**

Rwyf yn hysbysu bod **Transworld Real Estate Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i:

**Dymchwel yr annedd bresennol ac ailddatblygu'r safle i ddarparu ar
gyfer datblygiad preswyl a gwaith cysylltiedig**

Gallwch weld copïau o'r canlynol y cais arfaethedig; y planiau; a dogfennau eraill

ar-lein yn. <http://tinyurl.com/bolstonhouse>

Neu www.dinasplanning.co.uk a dewiswch y tab 'Pre-application consultations'

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig mae cyfleusterau cyfrifiadur ar gael yn

Llyfrgell y Barri, Llyfrgell y Sir, Sgwâr y Brenin, Y Barri, CF63 4RW
(Dydd Llun - Dydd Gwener 9yb -5.30 yp, Dydd Sadwrn - 9.30yb - 4yp)
neu:

Llyfrgell y Bont-faen, Yr Hen Neuadd, Stryd Fawr, Y Bont-faen CF71
7AH (Dydd Llun - Dydd Gwener 10 yb -5 yp, Dydd Sadwrn - 10 yb -
4yp)

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@dinasplanning.co.uk neu Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW erbyn **by 05/03/2024**.

Dyddiad - 06/02/2024

Appendix 2

A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements

I declare that a site notice was displayed in accordance with the statutory requirements.

Site notices were displayed in the locations marked by the red stars below:



Signed: *PJ Williams*

Name: Paul Williams

Date: 06/03/24

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

**Publicity And Consultation Before Applying For Planning
Permission**

Notice Under Articles 2c And 2d

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Anyone who wishes to make representations about this proposed development must write to consultations@dinasplanning.co.uk or Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW by **05/03/2024**.

Date 06/02/2024

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

**Cyhoedduswydd Ac Ymgynghori Cyn Gwneud Cais Am Ganiatâd
Cynllunio**

Atodlen 1 Erthygl 4. (4) Atodlen 1B Erthygl 2C & 2D

Bwriad yr hysbysiad: Mae'r hysbysiad yma yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â'r datblygiad arfaethedig cyn i gais am ganiatâd cynllunio cael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; bydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad yma ddim yn anfanteisio eich hawl 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 **ar dir yn Bolston House, Tresimwn**

Rwyf yn hysbysu bod **Transworld Real Estate Ltd** yn bwriadu gwneud cais am ganiatâd cynllunio i:

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Dyddiad - 06/02/2024

Appendix 3

A copy of the letter and notices provided to councillors, town and community councils and specialist consultees.



06/02/24

To whom it may concern

Dear Sir / Madam,

Notice under SCHEDULE 1C (ARTICLE 2D) Consultation before applying for planning permission. Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

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(Dydd Llun - Dydd Gwener 9yb -5.30 yp, Dydd Sadwrn - 9.30yb - 4yp)
neu:

Llyfrgell y Bont-faen, Yr Hen Neuadd, Stryd Fawr, Y Bont-faen CF71
7AH (Dydd Llun - Dydd Gwener 10 yb -5 yp, Dydd Sadwrn - 10 yb -
4yp)

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn consultations@dinasplanning.co.uk neu Planning Consultations, Dinas Planning, 3 Church Terrace, Cardiff CF23 5AW erbyn **by 05/03/2024**.

Dyddiad - 06/02/2024

Appendix 4
Responses from specialist consultees.

From: [REDACTED]

RD

Dear Paul,

Many thanks for the pre-planning enquiry. We have consulted the regional Historic Environment Record (HER) and note an entry for an aircraft crash site within the proposed development area. Specifically, the crash site of Supermarine Spitfire N3221. However, the further information file on the asset indicates that the Spitfire broke up in the air over Bonvilston (on the 6th February 1943), with the wreckage recorded in fields below Pendoylan. As a result it is unlikely that associated remains will be located within the proposed development area.

The proposal is located adjacent to the A48, which at this point follows the line of the Roman road from Cardiff to Neath (Roman road RR60c). It is also located in proximity to the medieval core of Bonvilston. As a result there is the potential for associated archaeological remains to be located in the area, and so be adversely affected by the proposals.

As a result, should a similar application to the one you have outlined be submitted we would likely recommend a condition requiring the submission and implementation of an archaeological Written Scheme of Investigation (WSI) detailing a programme of archaeological programme of works. We envisage that this programme of work would take the form of a watching brief during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results.

This would provide suitable mitigation for any archaeological remains that may be present and is consistent with previous pre-planning enquiries and planning applications for this site.

Should you require anything further, please get in touch.

Regards,

[REDACTED]

[REDACTED]
Archaeological Planning Officer
Glamorgan-Gwent Archaeological Trust Ltd
SA12 Business Centre
Seaway Parade
Baglan Energy Park
Port Talbot
SA12 7BR

[REDACTED]
<https://ggat.org.uk/cms/>

If you are not the intended recipient or an employee or agent responsible for delivering



Parc Nantgarw, Cardiff CF15 7QQ

Llywodraeth Cymru
Welsh Government
Tel 0300 025 6000
Email cadw@gov.wales
cadw.gov.wales

Plas Carew, Unit 5/7 Cefn Coed

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Plas Carew, Unit 5/7 Cefn Coed

Dinas Planning Ltd

Eich cyfeirnod
Your reference

By email

Ein cyfeirnod
Our reference

LC

Dyddiad
Date

20 February 2024

Llinell uniongyrchol
Direct line

0300 0256004

Ebost
Email:

cadwplanning@gov.wales

Dear Sir/Madam

Pre-Planning Application - Demolition of the existing dwelling and redevelopment of the site to accommodate residential development and associated works on land at Bolston House, Bonvilston

Thank you for your letter of 5 February 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.

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



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

GM079 Y Gaer
GM096 Cottrell Ringwork
GM116 Coed-y-Cwm Chambered Cairn
GM117 Coed y Cwm Ringwork
GM298 Castell Moel
GM364 Cottrell Castle Mound
GM365 Two Cooking Mounds E of Ty'n-y-Pwll
GM613 Castle Ringwork 850m ENE of Ty'n-y-Coed

Registered Parks and Gardens

PGW(Gm)43(GLA) Llantrithyd Place

This pre-planning application is for a residential development and associated works, Land at Bolston House, Bonvilston.

The above designated historic assets are located inside 2km 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,



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-248627-M3J1
Eich cyf/Your ref:

Dinas Planning via email

Dyddiad/Date: 29 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: Demolition of the existing dwelling and redevelopment of the
site to accommodate residential development and associated works**

LLEOLIAD/LOCATION: Land Bolston House, Bonvilston

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 February 2024.

**Based on the information provided, we would have no objection to the proposed
development and provide the following advice.**

Designated Sites

The proposed development within 2 kilometres from two Sites of Special Scientific Interest (SSSI) Nant Whitton Woodlands and the Ely Valley. Based on the information submitted, we consider that the proposed development is not likely to damage the features for which these SSSIs are of special interest.

European Protected Species

We are not an identified specialist consultee in accordance with Schedule 4 of the Order. However, we note the Ecological Mitigation and Enhancement Strategy by Celtic Ecology, dated January 2024, submitted in support of the proposal, has identified that the house to be demolished is a known bat roost following surveys in 2021.

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

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that the local Planning Authority should not grant planning permission without having satisfied itself that the proposed development either would not impact adversely on

any bats on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

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

Based in the information submitted to date it is likely that the proposal will require a European protected species (EPS) Licence from NRW.

Further information on the need for a licence can be found at [Natural Resources Wales / Apply for a protected species licence](#).

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



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

E-bost/E-mail: southeastplanning@cyfoethnaturiolcymru.gov.uk

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.