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12 December 2019

Annwyl Syr/Madam / Dear Sir/Madam

BWRIAD / PROPOSAL: OUTLINE APPLICATION COMPRISING DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 44.79HA CLASS B1/B2/B8 BUSINESS PARK, CAR PARKING, LANDSCAPING, DRAINAGE INFRASTRUCTURE, BIODIVERSITY PROVISION AND ANCILLARY WORKS. ALL MATTERS RESERVED ASIDE FROM ACCESS.

LLEOLIAD / LOCATION: LAND AT MODEL FARM, PORT ROAD, RHOOSE

Thank you for referring us to the additional information submitted in support of the above application, which we received on 20 November 2019.

We continue to have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the following requirement is met and you attach the following conditions to the permission. We would object if the scheme does not meet these requirements.

Requirement - Foul drainage – site to be connected to the mains sewerage system or satisfactory evidence to be provided to demonstrate that it is not reasonable to connect to mains.

Conditions 1-5 European Protected Species

Further details are set out below.

Foul Drainage

No additional information has been submitted in relation to foul drainage. Therefore, our advice remains as set out in our letter of 6 September 2019, reference CAS-907607-W9Y2.

European Protected Species (EPS)

We note the content of the letter from Kate Davies (RPS) to Ceiri Rowlands (Vale Planning Officer), dated 14 November 2019, which has been submitted in support of the above application. Having considered the information in that letter, we are satisfied that the bat surveys of the Model Farm farmstead are adequate, and we do not consider the proposed development will result in a detriment to the maintenance of the favourable conservation status of the bats.

Therefore, as per our letter of 13 November 2019, reference CAS-102849-Q4C4, our remaining concerns in respect of EPS can be addressed via the imposition of conditions on any outline permission that your Authority is minded to grant.

Condition 1 Lighting Plan

Each reserved matters application shall be accompanied by full details of proposed lighting, for agreement in writing by the Local Planning Authority. The Lighting Plan should include:

- Details of the siting and type of external lighting to be used;
- Drawings setting out light spillage in key sensitive areas (Ancient Semi-Natural Woodland, green infrastructure linking the two, and retained boundary hedgerows). Lighting in these areas shall be <1lux;
- Details of lighting to be used both during construction and operation;
- Measures to monitor light spillage once the development is operational; and provisions for any subsequent remedial works that may be required to maintain dark corridors, as a consequence of the monitoring results.

The lighting shall be installed and retained as approved during construction and operation.

Justification: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of ensuring continued use of the site by protected species (e.g. bats).

Condition 2 Details of the intersections of the green infrastructure with the roads and pedestrian routes

Prior to works commencing on site, the detail of the intersections of the green infrastructure with the roads and pedestrian routes shall be submitted to and agreed in writing by the LPA. The proposals shall be implemented as agreed.

Justification: To ensure a well-designed development, with appropriate green infrastructure distributed across the site which will remain unlit, so as to continue to allow bats and other species to move through the landscape.

Condition 3 Pre-commencement species survey

No phase of development, including site clearance, shall commence until a pre-construction protected species survey has been carried out for the phase of development. If the survey confirms the presence of protected species, the results of the survey together with proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be carried out in accordance with the approved details.

Justification: To ensure the potential presence or absence of protected species is confirmed, prior to construction and where necessary, remedial measures are implemented for their protection.

Condition 4 Approved Plans / Documents

The following submitted documents to be included within the scope of the condition identifying the approved plans and documents on the decision notice:

- 'The Precautionary Dormouse Strategy' by RPS, dated 10 October 2019, reference ECO00138;
- 'Model Farm. Ecology Surveys Report (Report Ref ECO00138 (Rev A)' by RPS dated 11 October 2019.

Condition 5 Biodiversity Management Strategy

No development or phase of development, shall commence until a final version of the Biodiversity Management Strategy has been submitted to and approved by the Local Planning Authority. The Biodiversity Management Strategy should include:

- Details of habitats, landscape, environmental and ecological features present or to be created at the site, including maps to show their present and desired distribution;
- Details of the desired conditions of features (present and to be created) at the site;
- Details of scheduling and timings of activities;
- Details of short and long-term management, monitoring and maintenance of new and existing habitats at the site to deliver and maintain the desired condition (including management proposals with dormice in mind);
- Details of aftercare for any new planting, and replacement measures should any new planting die, be removed or become seriously damaged or diseased within 5 years of completion of development;
- Cross-reference to the Precautionary Dormouse Strategy (in particular the monitoring proposals);
- Details of management and maintenance responsibilities;
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals;

- The Biodiversity Management Strategy shall be carried out in accordance with the approved details.

Justification: The preparation of the Biodiversity Management Strategy, by RPS, dated 25 October 2019, (including long-term habitat management) is welcomed. We recommend that the habitat management objectives within the strategy are designed with dormice in mind:

Eg.

- Hedges - are at least 3m high, with trimming no frequent than once every 3 years (less frequently if necessary, and leaving at least a third of the length of the hedge for 7-10 years).
- Woodland - selective thinning to promote structural diversity in the wood.

We therefore advise that the above condition is required to ensure necessary landscape and environmental management measures are agreed prior to commencement, implemented and properly managed long term.

Additional comments

We note the presence of Japanese Knotweed, an invasive non-native species, on the proposed development site. The applicant can find information on this on our website. We would also advise consultation with the relevant section of your Local Authority on this matter.

Other Matters

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, including environmental interests of local importance. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents relevant to their development. Please refer to our [website](#) for further details.

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

Yn gywir / Yours faithfully

Mrs Claire McCorkindale
Ymgynghorydd Cynllunio Datblygu/Development Planning Advisor