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|  | **THE VALE OF GLAMORGAN COUNCIL**  **CYNGOR BRO MORGANNWG** |  |

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

**GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012**

**NOTICE UNDER ARTICLE 12(3) OF APPLICATION FOR PLANNING PERMISSION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT**

**HYSBYSIAD O DAN ERTHYGL 12(3) O GAIS AM GANIATÂD CYNLLUNIO GYDA**

**DATGANIAD AMGYLCHEDDOL**

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| NOTICE is given that an application has been made to The Vale of Glamorgan Council for planning permission:  HYSBYSIR trwy hyn i gais gael ei wneud i Gyngor Bro Morgannwg am ganiatâd cynllunio:  By/Gan: Legal & General (Strategic Land) Ltd  Proposal/Cynnig: Hybrid application comprising an outline application for the demolition of existing buildings and erection of 44.75ha Class B1/B2/B8 Business Park, car parking, landscaping, drainage infrastructure, ecological mitigation and ancillary works (all matters reserved aside from access) within Area A and a full application for change of use from agricultural land to country park (Use Class D2) within Area B.  Location/Lleoliad: Land at Model Farm, Port Road, Rhoose | |
| The above planning application was considered by the Vale of Glamorgan Council’s Planning Committee on 14th July 2021 where it was resolved to grant planning permission subject to a Section 106 legal agreement that was subsequently signed and the permission issued on 30th July 2021. The planning application decision was subsequently quashed by the Courts on 6th October 2021.  Therefore the planning application is now back with the Council for determination and is being reviewed. It will be presented back to Planning Committee for determination in due course. The Council has received a Direction from Welsh Government restricting the grant of permission until they decide whether the application should be referred to the Welsh Ministers for their decision.  In light of recent case law and having regard to the Local Government Act 1972 (Schedule 12(A)), the advice in Planning Policy Wales Edition 11, there is additional information relating to development viability that has now been made publicly available. While the viability information was taken into account when the application was reported to the Council’s Planning Committee, that information is now accessible on the Council’s website.  (Page 1 of 2)  The proposal has also been submitted with an Environmental Statement which can be inspected at the address given below. Members of the public may purchase copies of the statement from RPS Planning and Development, Park House, Greyfriars Road, Caerdydd, CF10 3AF so long as stocks last.  Members of the public may inspect copies of:   1. The application 2. The plans 3. The Environmental Statement 4. Other documents submitted with the application   at The Dock Office, Barry Docks during normal office hours (8.30 a.m. to 5.00 p.m. Monday to Thursday; 8.30 a.m. to 4.30 p.m. Friday). The proposals can also be viewed on the Council’s Online Applications Register at [**http://vog.planning-register.co.uk**](http://vog.planning-register.co.uk) by searching for application number 2019/00871/OUT.  Anyone who wishes to make representations about this application should write to the Head of Planning and Transportation at*The Vale of Glamorgan Council, Dock Office, Barry Docks, Barry. CF63 4RT,* **within 30 days of the date of this notice,** quoting reference **2019/00871/OUT**. | Ystyriwyd y cais cynllunio uchod gan Bwyllgor Cynllunio Cyngor Bro Morgannwg ar 14eg Gorffennaf 2021 lle penderfynwyd rhoi caniatâd cynllunio yn amodol ar gytundeb cyfreithiol Adran 106 a lofnodwyd yn ddiweddarach, a roddwyd caniatâd yn olynol ar 30 Gorffennaf 2021. Cafodd y penderfyniad ar y cais cynllunio ei ddileu wedyn gan y Llysoedd ar 6 Hydref 2021.  Felly mae'r cais cynllunio bellach yn ôl gyda'r Cyngor i'w benderfynu ac yn cael ei adolygu. Bydd yn cael ei gyflwyno'n ôl i'r Pwyllgor Cynllunio i'w benderfynu maes o law. Mae y Cyngor wedi derbyn Cyfarwyddyd gan Lywodraeth Cymru yn cyfyngu ar roi caniatâd hyd nes y byddant yn penderfynu a ddylai’r cais gael ei gyfeirio at Weinidogion Cymru i’w benderfynu.  Yn dilyn achosion cyfreithiol ddiweddar ac o ystyried Deddf Llywodraeth Leol 1972 (Atodlen 12(A)), y cyngor ym Mholisi Cynllunio Cymru Argraffiad 11, mae gwybodaeth ychwanegol yn ymwneud â hyfywedd datblygu bellach ar gael i'r cyhoedd. Er i'r wybodaeth honno gael ei hystyried pan adroddwyd am y cais i Bwyllgor Cynllunio'r Cyngor, mae’r wybodaeth bellach ar gael ar wefan y Cyngor.  (Tudalen 1 o 2)  Cyflwynwyd y cynnig hefyd gyda Datganiad Amgylcheddol sydd ar gael i’w ddarllen yn y cyfeiriad isod. Caiff aelodau o’r cyhoedd brynu copïau o’r datganiad RPS Planning and Development, Park House, Greyfriars Road, Caerdydd, CF10 3AF tra bydd stoc ar gael.  Caiff aelodau o’r cyhoedd hefyd ddarllen copïau o’r:   1. cais 2. cynlluniau 3. Datganiad Amgylcheddol 4. dogfennau eraill a gyflwynwyd gyda’r cais   yn Swyddfa’r Doc, Dociau’r Barri yn ystod oriau arferol swyddfa (8.30 a.m. - 5.00 p.m. rhwng dydd Llun a dydd Iau; 8.30 a.m. - 4.30 p.m. ar ddydd Gwener).Cewch hefyd weld y cynigion ar Gofrestr Ceisiadau Ar-lein y Cyngor drwy fynd i [**http://vog.planning-register.co.uk**](http://vog.planning-register.co.uk) a chwilio am rif y cais 2019/00871/OUT.  Dylai unrhyw un sydd am wneud sylwadau ar y cais ysgrifennu at Bennaeth Adran Cynllunio a Chludiant y cyngor, *Cyngor Bro Morgannwg*, *Swyddfa’r Doc, Dociau’r Barri, y Barri, CF63 4RT,* **cyn pen 30 o ddiwrnodau ar ôl dyddiad yr hysbysiad hwn,** gan ddyfynnu’r cyfeirnod **2019/00871/OUT** |
| Dated/Dyddiad: 02.02.22  Operational Manager Development Management  Rheolwr Gweithredol Datblygiad a Rheoli Datblygu | |

(Page 2 of 2) (Tudalen 2 o 2)