Version 8

DEVELOPMENT BY THE VALE OF GLAMORGAN COUNCIL

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Town and Country Planning General Regulations 1992

(Regulation 3)

D E E M E D P L A N N I N G C O N S E N T

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| --- | --- |
| Agent:  Mr Mark Farrar  The Urbanists  The Creative Quarter  8a Morgan Arcade  CARDIFF  CF10 1AF | Applicant:  21st Century Schools Programme Manager  Civic Offices  Holton Road  Barry  CF63 4RU |

Proposed new specialised school and associated access, landscape, and engineering works at Land at Lower Cosmeston Farm, Lavernock

The Council in pursuance of its powers under the above mentioned Act and Regulations hereby **GRANTS DEEMED PLANNING CONSENT** for the carrying out of the proposed development as described above and in accordance with the plans registered by the Council on 12 October 2022 subject to the following condition(s):

1. The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

YYDE-HLM-00-00-DR-L-00001 (P05) ‘Ysgol Y Deri – Primary School. Site Location Plan’ by HLM Architects;

Historic Environment Desk Based Assessment Project Ref 06365A prepared by HCUK Group dated September 2021;

Heritage Impact Assessment 06365B prepared by HCUK Group dated September 2021;

Archaeological Evaluation report no 2022/024 prepared by GGAT;

Design and Access Statement ref YYDE-HLM-XX-XX-RP-A-00001 Revision P08;

Hedgerow Appraisal ref: E22107901/Doc 02dated July 2022 prepared by Soltys Brewster;

Interim Survey Note, Protected Species Note ref: E22107901/Doc 03 dated July 2022;

Ysgol Y Deri Primary School Preliminary Ecological Appraisal Report ref: 60629450 prepared by Aecom dated June 2021;

Stage 1 – Road Safety Audit March 2022 prepared by ISG;

Technical Note 60629450 prepared by Aecom dated 09/09/2022; Planning Statement dated September 2022

Lighting Strategy 0002228379-EX-R2-270922; Tree Survey, Categorisation & Constraints Report dated May 2022; Tree Constraints Plan Ysgol Y Deri BS5837 20-048;

First Floor Plan YYDE-HLM-01-01-DR-A-00101 Rev P15; Sections - YYDE-HLM-01-XX-DR-A-00201 Rev P15; Elevations - YYDE-HLM-01-XX-DR-A-00301 Rev P15; Roof Plan YYDE-HLM-01-R1-DR-A-00101 Rev P13; Ground Floor Plan - YYDE-HLM-01-00-DR-A-00101 Rev P15

Site Access Circulation YYDE-HLM-00-00-DR-L-00008 P06; Proposed Boundary Treatments YYDE-HLM-00-00-DR-L-25001 Rev P12; Hard Landscape Sheet 1 of 3 YYDE-HLM-00-00-DR-L-30002 Rev P06; Hard Landscape Sheet 2 of 3 YYDE-HLM-00-00-DR-L-30003 Rev P05; Hard Landscape Sheet 3 of 3 YYDE-HLM-00-00-DR-L-30004 Rev P06

Soft Landscape Planting Plan Sheet 1 of 3 YYDE-HLM-00-00-DR-L-45002 Rev P05; Soft Landscape Planting Plan Sheet 2 of 3 YYDE-HLM-00-00-DR-L-45004 Rev P05;

Soft Landscape Strategy YYDE-HLM-00-00-DR-L-45001 Rev P13

Plant Schedule YYDE-HLM-00-00-SH-L-45005 Rev P06

Soft Landscape Planting Plan Sheet 3 of 3 YYDE-HLM-00-00-DR-L-45004 Rev P07

Electrical Engineering Services – External Lighting Services Layout ~YYDE MCP 01 XX DR E 29002 Rev P03

Document ref: YYDE-HYD-XX-XX-RP-G-00004 from Hydrock – Additional topsoil testing at Ysgol Y Deri 2 dated August 2021

Ysgol Y Deri 2 – Phase 2 Ground Investigation Report prepared by Hydrock dated 5 August 2021 ref YYDE-HYD-XX-XX-RP-G-00003

Proposed Site Layout – Facing Fort Road - YYDE-HLM-00-00-DR-L-00005 Rev P16;

Temporary Works Access YYDE-HLM-00-00-DR-L-00050 Rev P01

Protected Species Survey Report dated February 2023 prepared by Soltys Brewster

Construction Environment Management Plan SWW0066 prepared by ISG

Proposed Drainage Layout Sheet 1 of 2 YYDE-JUB-XX-XX-DR-C-00500 Rev P7

Proposed Drainage Layout Sheet 2 of 2 YYDE-JUB-XX-XX-DR-C-00501 P5

Section 278 Drainage Layout YYDE-JUB-XX-XX-DR-C-00560 P3

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

3. Notwithstanding the submitted details, a schedule of materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to their use in the development hereby approved.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy) and Policy MD2 (Design of New Development) of the Local Development Plan.

4. No development shall commence until details of a method statement and risk assessment for the protection of the structural condition of the strategic sewer adjacent to the development site has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented in full before any other development hereby permitted has commenced, and shall be retained at all times for the duration of the approved operations including the restoration works.

Reason:

To ensure that the proposed development does not affect the integrity of the public sewerage system in the interests of public health and safety in accordance with Policy MD7 of the Local Development Plan.

Condition discharged 2022/01113/1/CD - 21/07/22

‘Method Statement – DCWW Strategic Sewer Protection Measures’ Project No SWW006 Doc Ref: 0066/001 and ‘Risk Assessment’ ref SWW0059 both prepared by ISG; ‘Ysgol Y Deri Expansion – Cosmeston DCWW Sewer CCTV Review’ and ‘Azimuth-Cosmeston culvert: WinCan Import in Miraculix Standard’ prepared by GD Environmental Services LTD submitted on 21 June 2023

5. No development shall commence until a scheme demonstrating the distance and relationship of the development, for the protection of the structural condition of the 4m diameter public sewer located within the boundary of the development site, has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented in full before any other development hereby permitted has commenced and shall be retained at all times for the duration of the approved operations including the restoration works.

Reason:

To ensure that the proposed development does not affect the integrity of the public water supply system in the interests of public health and safety and to ensure compliance with Policy MD7 of the Local Development Plan.

Condition discharged 2022/01113/2/CD - 18/08/23

Site location plan number YYDE-HLM-00-00-DR-L-00001 P-05 and document ‘Ysgol Y Deri Sewer Protection’ prepared by Jubb dated 2 June 2023 submitted on 21 June 2023

6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to ensure compliance with Policy MD7 of the Local Development Plan.

7. No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details:

i) the parking of vehicles of site operatives and visitors;

ii) loading and unloading of plant and materials;

iii) storage of plant and materials used in constructing the development;

iv) 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.;

v) wheel washing facilities;

vi) measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction;

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

viii) hours of construction;

ix) lighting;

x) management, control and mitigation of noise and vibration;

xi) odour management and mitigation;

xii) diesel and oil tank storage areas and bunds;

xiii) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and

xiii) a system for the management of complaints from local residents which will incorporate a reporting system.

xiv) Resource Management: details of fuel and chemical storage and containment and wastewater.

xv) 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.

xvi) Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details

xvii) Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The construction of the development shall be undertaken in accordance with the approved CEMP.

Reason:

To ensure that the construction of the development is undertaken in a neighbourly manner and in the interests of the protection of amenity and the environment and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

Condition discharged 2022/01113/3/CD - 21/07/22

Construction Environmental Management Plan project ref SWW0066 Doc Ref CEMP01 and all associated appendices submitted on 21 August 2023

8. All works shall be undertaken in accordance with the recommendations section of Hydrock, 11 August 2021; Additional topsoil testing at Ysgol Y Deri 2. Doc Ref: YYDE-HYD-XX-XX-RP-G-00004.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with the Environment Agency’s ‘Land contamination: risk management (LCRM)’ (October 2020) and the WLGA / WG / NRW guidance document ‘ Land Contamination: A guide for Developers’ (2017) unless the Local Planning Authority agrees to any variation.

Reason :

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policy MD7 of the Local Development Plan.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place until a scheme to deal with the contamination found has been submitted to and approved in writing by the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason:

To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control’s Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

11. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with Pollution Control’s Imported Materials Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

12. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.

Reason:

To ensure that the safety of future occupiers is not prejudiced in accordance with Policies SP1 (Delivering the Strategy) and MD7 (Environmental Protection) of the Local Development Plan.

13. No development shall take place until a Condition Survey of an agreed route along the adopted highway has been submitted to and approved in writing by the Local Planning Authority. The extent of the area to be surveyed must be agreed with the Local Highways Authority prior to the survey being undertaken. The survey must consist of:

• A plan to an appropriate scale showing the location of all defects identified within the routes for construction traffic

• A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey

No building or use hereby permitted shall be occupied or the use commenced until any damage to the adopted highway has been made good to the satisfaction of the Highway Authority.

Reason:

To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

**Condition discharged 2022/01113/4/CD - 12/10/23**

**‘Ysgol Y Deri Pre-Construction Condition Survey prepared by Jubb’ submitted on 21 June 2023**

14. Within 1 month following the completion of the development, a Second Condition Survey along the route agreed under Condition 13 shall be submitted to and approved in writing by the Local Planning Authority. The Second Condition Survey shall identify any remedial works to be carried out which are a direct result of the development and shall include the timings of the remedial works. Any agreed remedial works shall thereafter be carried out at the developer’s expense in accordance with the agreed timescales.

Reason:

To ensure that any damage to the adopted highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer in accordance with Policy MD2 (Design of New Developments) of the Local Development Plan.

15. Prior to the first beneficial use of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, which shall include a package of measures tailored to the needs of the site and its future users, which aims to widen travel choices by all modes of transport, encourage sustainable transport and cut unnecessary car use. The Travel Plan shall include:

- Measures to encourage and educate a modal shift away from the private car to travel to school and minimise highway conflicts not only for staff but for all pupils and parents of the proposed school

- A travel survey to be undertaken not more than six months of the facility and the results to be provided to the council’s transport/highways departments. This should then be carried out on an annual basis.

- A report to be provided to the Council annually reviewing the effectiveness of the travel plan and shall include any necessary amendments to the travel plan or additional measures to be implemented.

- Measures to ensure appropriate and effective management of pedestrian and vehicular traffic

- A timetable for monitoring and review of the travel plan for a period of not less than 5 years from the date of occupation and shall include any new measures as a result of monitoring

- Measures for how the school will liaise with the Community regarding and traffic and transport issues.

The Travel Plan shall thereafter be completed/implemented in accordance with the approved details.

Reason:

To ensure the development accords with sustainability principles, in the interests of highway and pedestrian and safety and to ensure that the site is accessible by a range of modes of transport in accordance with Polices SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

16. Notwithstanding the submitted details, prior to the commencement of development, Full Engineering details (including details of the proposed widening of Fort Road, active travel, street lighting and new vehicular access) shall be submitted and approved by the Local Planning Authority. The works shall thereafter be carried in accordance with the submitted details.

Reason:

To ensure the minimum Design and Construction Standards are achieved in the interests of Public Safety in accordance with Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

**Condition discharged 2022/01113/5/CD - 9/10/23**

**YYDE-JUB-XX-XX-DR-C-00100 Rev P04 ‘Section 278 General Arrangement’; YYDE-JUB-XX-XX-DR-C-00120 Rev P03 ‘Section 278 Land Dedication Plan’; YYDE-JUB-XX-XX-DR-C-00200 Rev P03 ‘Site Clearance’; YYDE-JUB-XX-XX-DR-C-00560 Rev P06 ‘Section 278 Drainage Layout’; YYDE-JUB-XX-XX-DR-C-00570 Rev P07 ‘Section 278 Drainage Details Sheet 1’; YYDE-JUB-XX-XX-DR-C-00602 Rev P05 ‘Section 278 Proposed Contours’; YYDE-JUB-XX-XX-DR-C-00603 Rev P03 ‘Autotrack Analysis-Minibus’; YYDE-JUB-XX-XX-DR-C-00604 P03 ‘Autotrack Analysis – Refuse Vehicle’; YYDE-JUB-XX-XX-DR-C-00650 Rev P03 ‘Proposed Site Sections’; YYDE-JUB-XX-XX-DR-C-00720 Rev P03 ‘Section 278 Kerbing & Surfacing’; YYDE-JUB-XX-XX-DR-C-00730 Rev P03 ‘Section 278 External Works Construction Details Sheet 1’; and YYDE-JUB-XX-XX-DR-C-00560 Rev P03 ‘Section 278 Drainage Layout’ submitted on 8 September 2023**

17. Prior to the first beneficial use of the development herey approved, a scheme of localised improvements to Fort Road as required by condition 16 of this consent (including relocation of 30mph gateway and timescales for implementation) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented (by means of a Traffic Regulation Order if necessary) in accordance with the approved details.

Reason:

In the interests of highway safety and the free flow of traffic and to ensure compliance with Policies MD2 and MD5 of the LDP.

18. Notwithstanding the details shown on the approved landscaping plans, prior to the beneficial occupation of the development hereby approved, further details of the following shall be submitted to and approved by the Local Planning Authority:

- Amended tree species either side of the vehicular entrance from Fort Road

- Details of a temporary dormouse bridge to allow for the trees to mature

- Further details for the continuity of the hedgerow to the northern boundary

- The use of local provenance seed material for establishing wildflower meadows

Reason:

To safeguard local visual amenities and in interests of biodiversity, and to ensure compliance with the terms ofPolicies SP1 (Delivering the Strategy), MD1 (Location of New Development), MD2 (Design of New Developments) and MD9 (Biodiversity) of the Local Development Plan.

19. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

20. The development shall be carried out in full accordance with the recommendations set out in the Protected Species Survey Report dated February 2023 prepared by Soltys Brewster, including sections 3.36, 3.37 and 3.41 for ongoing management and monitoring.

Reason:

In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MG19 (Sites and Species of European Importance) and MG20 (Nationally Protected Sites and Species) of the Local Development Plan.

21. Prior to the commencement of development, an ecological design strategy (EDS) addressing enhancement measures shall be submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved strategy. The EDS shall include the following:

a) Details of bird box provision

b) Details of any additional ecological enhancements

Reason: In the interests of ecology and to ensure compliance with Policy MD9 (Promoting Biodiversity) of the Local Development Plan. Reason: In the interests of ecology and to ensure compliance with In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

**Condition discharged 2022/01113/7/CD - 21/07/23**

**Ecological Design Strategy E22107902/Doc 01. dated June 2023 prepared by ISG LTD submitted on 21 June 2023**

22. Notwithstanding the submitted details, development shall not be commenced unless and until a revised Flood and Evacuation Management Plan (FEMP) has been submitted to and approved by the Local Planning Authority. The FEMP must include, but not be strictly limited to, details of Flood Risk and Protection Measures; site management and Flood Emergency Procedures before, during and after flooding.

The management and operation of the site shall thereafter be carried out in accordance with the approved details.

Reason:

To protect the health and safety of future users of the development and to comply with the terms of Policies SP1 (Delivering the Strategy), MD1 (Location of New Development) and MD7 (Environmental Protection) of the Local Development Plan

**Condition discharged 2022/01113/2/CD - 29/02/24**

**‘Ysgol Y Deri 2 – Flood Emergency Management Plan reference 17379-HYD-XX-XX-RP-WET-0002’ issue no. P05 and ‘Ysgol Y Deri Hydraulic Modelling Report reference 17379-HYD-XX-XX-RP-WET-0001’, Issue number P05 submitted on 26 January 2023**

Reason for Granting Planning Permission

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policies SP1 ’Delivering the Strategy’; SP7 ’Transportation’; SP9 ‘Minerals’; SP10 ‘Built and Natural Environment’; MG6 ‘Provision of Educational Facilities’; MG7 ‘Provision of Community Facilities’ MG16 ‘Transport Proposals’;MG18 ‘Green Wedges’; MG19 ‘Sites and Species of European Importance’; MG20 ‘Nationally Protected Sites and Species’; bMG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species; MG22 ‘Development in Minerals Safeguarding Areas’; MD1 ‘Location of New Development’; MD2 ‘Design of New Development’ MD4 ‘Community Infrastructure and Planning Obligations’; MD7 ‘Environmental Protection’; MD8 - Historic Environment and MD9 ‘Promoting Biodiversity’ of the Vale of Glamorgan Adopted Development Plan 2011-2026, PPW 11, Future Wales, TANs 11, 12, 16 and 18 and the Councils SPG on Biodiversity and Development, Parking Standards, Sustainable Development – A Developers Guide and Travel Plans, whilst the proposal will result in tension with the allocation of the land as green wedge under Policy MG18, the proposal would provide for an identified need for a facility to provide for special education needs which are considered to outweigh its allocation as green wedge is considered acceptable, subject to conditions, having regard to the design, scale and visual impact of the buildings, impact on residential amenity and privacy, parking, highway safety, traffic, noise and odour ecology, archaeology and drainage.

It is considered that the decision complies with the Council’s well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

NOTE:

1. The proposed development is in an area where there are water supply problems for which there are no improvements planned within Dwr Cymru Welsh Water's current Capital Investment Programme AMP7 (years 2020 to 2025). In order to establish what would be required to serve the site with an adequate water supply, it will be necessary for the developer to fund the undertaking of a hydraulic modelling assessment on the water supply network. For you to obtain a quotation for the hydraulic modelling assessment, DCWW will require a deposit of £250+VAT. This fee is non refundable, however, if the developer wishes to proceed with the assessment the £250+VAT will be deducted from the final modelling costs.

2. In accordance with the advice of the National Assembly for Wales regarding development of contaminated land I am giving you notice that the responsibility for safe development and secure occupancy of a site rests with the developer. Whilst the Council has determined the application on the information available to it, this does not necessarily mean that the land is free from contamination.

3. Where the work involves the creation of, or alteration to, an access to a highway the applicant must ensure that all works comply with the appropriate standards of the Council as Highway Authority. For details of the relevant standards contact the Visible Services Division, The Vale of Glamorgan Council, The Alps, Wenvoe, Nr. Cardiff. CF5 6AA. Telephone 02920 673051.

4. Bats must not be disturbed or destroyed during tree work. A full visual inspection of the trees to be worked on must be carried out prior to intended work to check for the presence of bats. Advice on bats and trees may be obtained from the Natural Resources Wales (Countryside Council for Wales as was). Bats may be present in cracks, cavities, under flaps of bark, in dense Ivy and so forth. Should bats be identified, please contact either Natural Resources Wales on 0845 1306229 or the Council's Ecology Section on 01446 704627.

5. Where any species listed under Schedules 2 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified area, in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place unless a licence to disturb any such species has been granted by the Welsh Assembly Government in accordance with the aforementioned Regulations.

6. New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Dated: 14 June 2023

Ian Robinson



Head of Sustainable Development