

Ein cyf/Our ref: CAS-237274-F8D7  
Eich cyf/Your ref: 2023/00051/HYB

The Vale of Glamorgan Council  
Docks Office  
Barry Docks  
Barry  
CF63 4RT

Dyddiad/Date: 19 October 2023

Annwyl Syr/Madam/Dear Sir/Madam,

**BWRIAD/PROPOSAL: APPROPRIATE ASSESSMENT FOR HYBRID APPLICATION COMPRISING: 1. OUTLINE PLANNING PERMISSION IS SOUGHT FOR THE CREATION OF A NEW 400-BERTH MARINA WITH FLOATING PONTOONS WITHIN THE NO. 1 DOCK AT BARRY WATERFRONT. 2. FULL PLANNING PERMISSION IS SOUGHT FOR ENGINEERING WORKS TO RAISE THE EXISTING GROUND LEVELS OF THE MOLE SITE TO A MINIMUM OF 9.00M AOD IN ORDER TO- MITIGATE AGAINST POTENTIAL FUTURE FLOOD RISK. 3. ON THE EASTERN PART OF THE SITE OUTLINE PLANNING PERMISSION IS SOUGHT FOR THE DEVELOPMENT OF A MARINA OFFICE BUILDING WHICH WILL INCLUDE FACILITIES FOR VISITORS/ MEMBERS AND A RESTAURANT. 4. ADJACENT TO THE MARINA BUILDING OUTLINE PLANNING PERMISSION IS SOUGHT FOR AN INCUBATOR WORKSPACE BUILDING COMPRISING OFFICES, SMART INNOVATION SPACE, BREAK-OUT SPACE AND A CAFÉ. 5. ON THE WESTERN PART OF THE SITE OUTLINE PLANNING PERMISSION IS SOUGHT FOR RESIDENTIAL DEVELOPMENT COMPRISING TOWNHOUSES AND APARTMENTS. THE APPLICATION ALSO PROPOSES ANCILLARY DEVELOPMENT INCLUDING ACCESS, PARKING, LANDSCAPING AND PUBLIC OPEN SPACE AND OTHER ASSOCIATED INFRASTRUCTURE**

**LLEOLIAD/LOCATION: No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry**

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 15 September 2023.

Our comments should be taken as NRW's formal representations to your Appropriate Assessment (AA) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, as amended.

We have considered the AA for the following proposal:

'The proposals for the site are the subject of a hybrid application and are made up of five distinct, but complementary, components as follows: 1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront. 2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to-mitigate against potential future flood risk. 3. On the eastern part of the site outline planning

permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant. 4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café. 5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments. The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure’.

We agree with the conclusions of the AA, that there will be no adverse effect on site integrity subject to the implementation of the measures outlined in the AA. We welcome the measure to avoid piling works during sensitive periods of fish migration (April-July) as this will limit any disturbance to the fish features of the Special Area of Conservation.

We advise the applicant refers to the GPP5 guidance when producing their Construction Environmental Management Plan.

### **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.

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

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

Yn gywir / Yours faithfully

### **Annabelle Evans**

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

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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.