

**Version 5**

**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

**FULL PLANNING PERMISSION**

Agent:  
Mr Tobias Robinson  
Lichfields  
Helmont House  
Churchill Way  
Cardiff  
CF10 2HE

Applicant:  
Welsh Education Partnership (WEPCo)  
and Cardiff an  
C/O Agent  
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**Development at land to the south of Blackton Lane and west of Port Road  
for a new Advanced Technology Centre for Cardiff and Vale College  
including landscaping, related infrastructure and engineering works at Land  
to the South of Blackton Lane and West of Port Road, Rhoose**

The Council in pursuance of its powers under the above mentioned Act and Order  
hereby **GRANTS PERMISSION** for the carrying out of the proposed development  
as described above and in accordance with the application and plans registered  
by the Council on 22 April 2024 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:

Planning Statement 27710906 V4  
Pre-Application Consultation Report 31111512 V3  
Design and Access Statement VG0101-SRA-XX-XX-RP-A-02001  
Site Location Plan VG0101-SRA-ZZ-ZZ-DR-A-02000 C02  
General Arrangement Ground Floor Plan VG0101-SRA-XX-00-DR-A-  
02100 C02  
General Arrangement First Floor Plan VG0101-SRA-XX-01-DR-A-02101  
C02

General Arrangement Second Floor Plan VG0101-SRA-XX-02-DR-A-02102 C02  
General Arrangement Roof Plan VG0101-SRA-XX-RF-DR-A- 02105 C02  
General Arrangement Upper Roof Plan VG0101-SRA-XX-RF-DR-A- 02106 C02  
General Arrangement North West & South East Elevation VG0101-SRA-XX-XX-DR-A-02200 C02  
General Arrangement North East & South West Elevation VG0101-SRA-XX-XX-DR-A-02201 C02  
General Arrangement Construction & Building Services Workshops Elevations VG0101-SRA-XX-XX-DR-A-02202 C02  
General Arrangement Link & Engineering Workshop Elevation VG0101-SRA-XX-XX-DR-A-02203 C02  
General Arrangement (Rendered) North West & South East Elevation VG0101-SRA-XX-XX-DR-A-02204 C02  
General Arrangement (Rendered) North East & South West Elevation VG0101-SRA-XX-XX-DR-A-02205 C02  
General Arrangement Sections VG0101-SRA-XX-XX-DR-A-02250 C02  
Typical Bay Elevation -Teaching Block South Elevation VG0101-SRA-XX-XX-DR-A-02350 C02  
Typical Bay Elevation -Engineering Workshop West Elevation VG0101-SRA-XX-XX-DR-A-02351 C02  
Typical Bay Elevation - Workshops South Elevation VG0101-SRA-XX-XX-DR-A-02352 C02  
Typical Bay Elevation – Link East Elevation VG0101-SRA-XX-XX-DR-A-02353 C02  
Typical Bay Elevation - Teaching Block Elevation to SE Courtyard VG0101-SRA-XX-XX-DR-A-02354 C02  
  
Access and Circulation VG0101-ALA-00-XX-DR-L-00004 P07  
Secure Line Strategy VG0101-ALA-00-XX-DR-L-00008 P07  
Outline Levels VG0101-ALA-00-XX-DR-L-00009 P06  
  
Foul and Surface Water Drainage Summary Statement 4-70 4 March 2024  
  
Ecology Appraisal Report dp8160\_r001 G  
Green Infrastructure Statement edp8160\_r003 C  
Tree Survey Report including Arb Impact Assessment 23 October 2023  
Energy Statement VG0101-ARP-XX-XX-RP-N-00006 3 January 2024  
Archaeological DBA 26981777 V4  
Archaeological Evaluation 291110.03 March 2024  
Noise Impact Assessment G0101-ARP-XX-XX-RP-Y-00011 P02  
  
Transport Assessment 425.002058.00001 5 April 2024  
Travel Plan 425.002058.00001 5 April 2024  
External Lighting Assessment ATC-ARUP-XX-XX-RP-OL-000001 P02  
Glint and Glare Assessment VG0101-ARP-XX-XX-RP-Y-00013 P03  
Ground Investigation Report VG0101-ARP-ZZ-ZZ-RP-G-00001 02

Phase I Geo Environmental Assessment Report June 2020  
Phase II Geo Environmental Assessment Report July 2020

Illustrative Landscape Masterplan VG0101-ALA-00-XX-DR-L-00001 P10  
Landscape General Arrangement VG0101-ALA-00-XX-DR-L-00002 P10  
Fencing General Arrangement VG0101-ALA-00-XX-DR-L-00003 P08  
Planting Strategy VG0101-ALA-00-XX-DR-L-00010 P07  
Detailed General Arrangement 1 of 5 VG0101-ALA-00-XX-DR-L-000011  
P08  
Detailed General Arrangement 2 of 5 VG0101-ALA-00-XX-DR-L-000012  
P08  
Detailed General Arrangement 3 of 5 VG0101-ALA-00-XX-DR-L-000013  
P07  
Detailed General Arrangement 4 of 5 VG0101-ALA-00-XX-DR-L-000014  
P07  
Detailed General Arrangement 5 of 5 VG0101-ALA-00-XX-DR-L-000015  
P07  
Ecology Briefing Note edp8160\_r004a all received 13 June 2024

Advanced Technology Centre Construction Environment Management Plan  
prepared by Bouygues UK received 6 August 2024

Cardiff & Vale College - Public Art Proposal for the Barry Waterfront and  
Advanced Technology Centre Developments received 16 August 2024

Transport Assessment Addendum prepared by SLR Consulting LTD dated  
30 July 2024  
Transport Assessment Addendum 2 prepared by SLR Consulting LTD  
dated 12 September 2024

Drawing Ref PD06 Indicative 3.5m Shared Active Travel Route and Toucan  
Crossing Arrangement  
Drawing Ref PD06.1 Indicative 3.5m Shared Active Travel Route Land  
Requirements both received 10 September 2024

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, prior to their use in the development hereby approved, a schedule of materials (including samples) 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 the first beneficial use of the building.

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. Details of the Photo Voltaic provision, including details of yellow/green glare, siting and design, shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The development shall be completed in accordance with the approved details prior to first beneficial use of the development hereby approved.

Reason:

To safeguard local visual amenities, as required by Policies SP1 (Delivering the Strategy), Policy MD2 (Design of New Development), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan

5. Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of site compound, wheel washing facilities, parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall be carried out in accordance with the approved Management Plan.

Reason:

To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy), MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

**Condition discharged 2024/00329/1/CD - 18/02/24  
Traffic Management Plan Rev3 prepared by Bouygues submitted on 14 February 2025 (attached to email from agent received 17:39)**

6. Prior to first beneficial occupation of the development, a revised travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include but not be limited to details of the following:
  - Measures to encourage and educate a modal shift away from the private car to travel to college not only for staff but for all pupils.
  - A travel survey to be undertaken not more than 12 months upon opening of the new College and the results to be provided to the Council's

transport/highways departments. This should then be carried out on an annual basis.

- An Active Travel audit to be undertaken to determine reasons for any shortfall or missed targets in usage by active travel modes.
- A report should 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.
- Regular monitoring should be undertaken of any congestion, conflict issues, indiscriminate parking and any other safety issues on the highway in and around the site and in the pick up and drop off area and in consultation with the Local Highway

Any measures/actions, further surveys and monitoring set out in the approved Travel Plan shall thereafter be undertaken in accordance with the approved details.

Reason:

To encourage the use of more sustainable modes of transport and aide in the delivery of sustainable transport objectives, and to ensure compliance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan

7. Prior to first beneficial occupation of the development, a robust signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include new signage to be installed along the access roads to the site to inform of the college location and also signage for the proposed servicing access. The costs for the design and installation of the proposed signage will be provided by the developer. The signage shall be fully installed in accordance with the approved details prior to first beneficial use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan

8. No development (including site clearance and demolition) 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

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.

**2024/00329/1/NMA**

**Condition 8 amended 05.02.2025**

**Condition discharged 2024/00329/2/CD - 18/02/24**

**Existing Road Condition Report prepared by SLR consulting Revision 01 submitted on 19 November 2024**

9. Within 1 month following the completion of the development, a Second Condition Survey along the route agreed under Condition 8 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 approved 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.

10. Notwithstanding the approved plans, no off-site development shall commence until full Engineering details of the "off site works" (including those shown on drawings PD06.1 'Indicative 3.5m shared active travel route land requirements' and PD06 "Indicative 3.5m shared active travel route and toucan crossing' received on 10 September 2024) have been submitted to and approved in writing by the Local Planning Authority. These shall include the vehicular and pedestrian access into the site inclusive of vision splays; new shared active travel route; toucan crossing across Port Road West; new bus shelter and layby; street lighting; highway drainage; details of Traffic Regulatory Orders for reducing the speed limit along the site frontage and to prevent indiscriminate parking/dropping off (inclusive of carriageway markings and signage); and any associated highway retaining structures within the vicinity of the site. The works approved by this condition shall thereafter be carried out in accordance

with the approved details and implemented in full prior to beneficial use of the development.

Reason:

In the interests of highway safety and to ensure compliance with Policies SP1 (Delivering the Strategy), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan.

11. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason:

To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to ensure compliance with Policy MD8 of the adopted Local Development Plan.

**Condition discharged 2024/00329/3/CD - 18/02/24**

**CAVC Cardiff Airport - Phase 2. Rhoose, Vale of Glamorgan - Written Scheme of Investigation for Archaeological Watching Brief - Document reference 291111.01' prepared by Wessex Archaeology submitted on 19 November 2024**

12. 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.

13. Any aggregate (other than virgin quarry stone), recycled aggregate material, 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.

14. Notwithstanding the submitted details, no development shall take place, including site clearance, until a landscape & ecological management plan has been submitted to and approved in writing by the local planning authority. The plan shall include:
  - i) Details of sensitive site clearance with respect to reptiles and breeding birds;
  - ii) Details of newt friendly drainage.
  - iii) A plan showing wildlife and habitat protection zones, if appropriate;
  - iv) A lighting scheme (including specifications and details of lighting) for the site in order to ensure minimal light spillage onto adjoining vegetation;
  - v) Details of the management of ecology features and landscaped areas to maximise biodiversity;
  - vi) Measures to be undertaken to enhance biodiversity on site (including but not limited to bat and bird box provision);
  - vii) Details of site wide scrub and compensatory planting (including details of aftercare);
  - viii) A minimum of 100mm gap at the bottom of all fencing used on site;
  - ix) Details of ongoing maintenance and management of both retained and additional landscaping features.

The works shall thereafter be completed in accordance with the timings approved by the local planning authority and the site operated in accordance with the approved details (including management and aftercare) thereafter.

Reason:

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

15. Notwithstanding the submitted details, prior to the first beneficial occupation of the development, a detailed scheme of soft landscaping, which shall include, but not be limited to, amended landscaping arrangement adjacent to Port Road (noting amended footway/cycleway linkage); more native tree species, provenance of wildflower mixes, additional planting between the MUGA and meadow further details of hedgerow and woodland planting, shall be submitted to and approved by the Local Planning Authority.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD2 (Design of New Developments)

16. 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) SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.

17. Prior to work commencing on the construction of the principal college building, further details of the public art to be provided on site and integrated within the development, shall be submitted to and approved in writing by the local planning authority. The approved Strategy shall thereafter be implemented in accordance with its agreed implementation plan.

Reason:

To ensure that public art is provided as integral part of the development in accordance with Policy MD2 (Design of New Development) of the Local Development Plan and the advice contained in the Public Art Supplementary Planning Guidance.

18. 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 the provisions of Policy MD7 of the adopted Local Development Plan.

19. No beneficial use of the development hereby approved shall occur until such time that a foul sewerage connection has been made in accordance with the recommended connection option and the necessary reinforcement works to the sewerage system implemented (including that to Porthkerry SPS), as identified by the submitted 'Developer Services Hydraulic Modelling Report 3273W - ATC College' and confirmed in writing to the Local Planning Authority.

Reason:

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of residents and ensure no pollution of or detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.

#### 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; SP2 – Strategic Sites

SP5 – Employment Requirements; SP7 – Transportation; SP10 – Built and Natural Environment; MG9 – Employment Allocations; MG10 – St Athan - Cardiff Airport Enterprise Zone; MG16 – Transport Proposals; MG20 – Nationally Protected Sites and Species; MD1 - Location of New Development; MD2 - Design of New Development; MD4 - Community Infrastructure and Planning Obligations; MD7 - Environmental Protection; MD8 - Historic Environment; MD9 - Promoting Biodiversity; MD14 - New Employment Proposals; MD15 - Protection of Allocated Employment Sites; MD16 - Protection of Existing Employment Sites and Premises and MD19 – Low Carbon and Renewable Energy Generation, Planning Policy Wales Edition12; Future Wales: The National Plan 2040; Technical Advice Notes 5 'Nature Conservation and Planning', 11 'Noise', 12 'Design', 15 'Development and Flood Risk', and 16 Sport, Recreation and Open Space'; the Council's Supplementary Planning Guidance on Barry Development Guidelines, Biodiversity

and Development, Parking Standards, Sustainable Development – a Developer's Guide and Travel Plan; the proposal would align with the strategic objectives contained therein and is considered acceptable, subject to condition, having regard to the layout, design and visual impact; historic environment; impact upon neighbouring amenity; highway, access and parking; biodiversity and green infrastructure; contamination; flood risk; drainage; and planning obligations.

Having regard to the Council's duties under the Equality Act 2010 the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

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 applicants are advised that all necessary consents / licences must be obtained from Natural Resources Wales (formerly Environment Agency Wales) prior to commencing any site works. The Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP General enquiries: telephone 0300 065 3000 (Mon-Fri, 8am - 6pm).**
- 2. 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.**
- 3. 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](mailto:sab@valeofglamorgan.gov.uk)**

4. 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.
5. The Council's Highways Authority have made the following notes within their comments for your information:
  1. The applicant / developer must enter into a highway agreement under S278 of the Highways Act 1980 with the Council to facilitate the construction of the proposed site accesses arrangements serving the site and associated offsite improvement works (including any required Traffic Regulation Orders), in accordance with a scheme which shall first have been submitted to and agreed in writing by the Local Highway Authority.
  2. No works whatsoever shall commence on site until the design calculations, duly certified by a Professional Engineer, and full Engineering details of any structures, drainage systems, street lighting, water culverts etc. abutting or within close proximity to the existing / proposed highway have been submitted to and approved by the Local Highway Authority.
  3. There shall be no obstructions inclusive planting whatsoever within the areas required for vision splays. All proposed boundary walls, hedgerows or planting shall be located to the rear of the required vision splays in the interest of highway / public safety.
  4. No surface, roof water or other deleterious material from the site shall discharge or migrate onto the adopted highway. Applicant to make provisions to deal with the above within the confines of the site in the interest of highway safety and environmental management.
  5. A stage 2 and 3 Road Safety Audit (RSA) will be required to be provided in accordance with GG119 upon agreement of the detailed design and then implementation of the works on site and a competent and qualified road safety professional will need to be procured to undertake the work.
  6. The scheme of TROS required by condition 10 shall include any additional requirements as deemed necessary by the Local Planning Authority in order to provide a safe means of access and to prevent the parking/stopping along the site frontage. The applicant/developer to cover all legal costs at time of application and any additional costs such as objections/unforeseen issues and all associated engineering works to implement on site.

**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: 18 October 2024

Ian Robinson

*I Robinson*

Head of Sustainable Development

**IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES  
ATTACHED TO THIS FORM**

NOTES

Notification to be sent to an applicant when a Local Planning Authority refuse planning permission or grant it subject to conditions.

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can access their website here: <https://gov.wales/planning-appeals>
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS – email [buildingcontrol@valeofglamorgan.gov.uk](mailto:buildingcontrol@valeofglamorgan.gov.uk) or visit [https://www.valeofglamorgan.gov.uk/en/living/planning\\_and\\_building\\_control/building\\_control/Making-an-Application.aspx](https://www.valeofglamorgan.gov.uk/en/living/planning_and_building_control/building_control/Making-an-Application.aspx)

LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING CONSENT HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**