

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **12<sup>th</sup> February 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

1. BUILDING REGULATION APPLICATIONS AND OTHER BUILDING CONTROL MATTERS DETERMINED BY THE HEAD OF SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

**Decision Codes:**

A	Accepted
AC	Approved Conditionally
AW	Accepted (Welsh Water)
R	Refused

(a) Building Regulation Applications - Pass

For the information of Members, the following applications have been determined:

2025/0005/RV	A	10, Ravenshoe Road, Barry. CF63 2AU	Attic conversion
2025/0006/RV	A	Mayfield, St. Quentins Close, Llanblethian, Cowbridge. CF71 7EZ	Single storey garage extension to existing single storey outbuilding including new roof and insulated linings along with existing garage being converted to garage/storage area and garden room. (no sleeping accommodation)
2025/0023/PO	AC	6, Vaughan Avenue, Cardiff. CF5 2HR	Demolition of existing rear conservatory and construction of two storey rear extension
2025/0540/BR	AC	WRU National Centre of Excellence, Hensol Park, Hensol, CF72 8JY	Refurbishment of existing medical room to become thermal spa room with sauna and cold baths.

2025/0646/BR	AC	Camp Coconuts C/O Daisy Day Nursery, Sully Moors Road, Barry. CF64 5RP	Create two new activity rooms on the ground floor
2025/0649/BN	A W	The Maltings, Water Street, Broughton, Cowbridge, CF71 7QR	Single storey extension and garage conversion
2025/0650/BN	A W	38, Fairfield Road, Penarth. CF64 2WN	Proposed single storey rear extension, new staircase and knock through in kitchen area with new beams.
2025/0652/BN	A W	104, Redlands Road, Penarth. CF64 2WN	Proposed single storey rear extension
2025/0654/BN	A	2, Weston Avenue. Sully. CF64 5SW	Single storey side extension
2025/0655/BR	AC	Hymn Studios (Former Trinity Church Studio), Trinity Street, Barry. CF62 7EU	Removal and re build of one wall on the first floor of music studio, creating a recording both and creating a more acoustically treated space. Doors include 1 fire exit
2025/0657/BN	A	3, St. Gwynnos Close, Dinas Powys. CF64 4UP	Internal alterations to form an open plan kitchen dining room. New roof lights in the existing lean to roof
2025/0659/BN	A	18, Porth Y Castell, Barry. CF62 6QB	Two storey wrap around extension to the side and rear of the property, with a single storey extension to the rear
2025/0660/BN	A	6, Heol Y Coed, Llantwit Major. CF61 1TU	Double storey extension & orangery

2025/0661/BR	AC	Maes Y Don, 18, Main Road, Ogmore By Sea. CF32 0PD	Expansion of the bungalow's first floor with a new dormer and extended roof to the rear of the property, with an enclosed balcony. New roofs to existing utility and workshop along with various internal amendments
2025/0662/BR	AC	8, Kingswood Close, Ewenny. CF35 5AR	Garage conversion
2025/0663/BN	A	1, The Grove, Barry. CF62 6RD	Knock through between kitchen & living room and installation of 4 steel beams. Re roof to lean to
2025/0665/BN	A	14, Fonmon Road, Rhoose. CF62 3DZ	New roof - await conf of additional works
2025/0666/BN	A	Kninkin, St. Hilary. CFR71 7PP	Installation of sewage treatment plant & drainage field
2025/0667/BN	A	Penllan, Chapel Road, Wick. CF71 7QJ	Ensuite in the master bedroom
2025/0668/BN	A W	64, Castle Avenue, Penarth. CF64 3QS	Single storey rear extension
2025/0669/BR	AC	62, High Street, Cowbridge. CF71 7YT	Change of use from former bank to multi use B1 coworking space on ground and first floor levels with A3 cafe on ground floor and Class C1 *Guest House) comprising 3 no. guest suites at second floor level. Proposed alterations to fenestration

2025/0670/BN	A	23, Rhodfa Cambo, Barry. CF62 5BS	Single storey extension to rear and integral garage conversion
2025/0671/BN	A	Rhiw House, The Rhiw, Graig Penllyn. CF71 7RS	Room and underpinning
2025/0672/BN	A	8 Cae, Rex, Llanblethian. CF71 7JS	Installation of a new staircase and upgrading the existing floor and installation of en suite to existing converted loft.
2025/0673/BN	A	34, Porth Y Castell, Barry. CF62 7RJ	Re Roof
2025/0674/BN	A	15, Ivor Street, Barry. CF62 5UL	Two storey extension and loft conversion (no dormer)
2025/0675/BN	A	81, Cornerswell Road, Penarth. CF64 2UY	Single storey rear extension
2025/0676/BN	A	45, North Walk, Barry. CF62 8BX	Internal knock through of load bearing wall and installation of supporting steel
2025/0677/BR	AC	89, Castle Drive, Dinas Powys. CF64 4NN	Single storey rear extension & new roof over existing ground floor garage and dayroom.
2025/0678/BR	AC	Penarth Pier Pavillion, The Esplande, Penarth. CF64 3AU	Erect new partition walls to expand the first floor cafe kitchen and form a new food preparation area. Infill an existing opening through the first floor structure
2025/0680/BR	AC	11, Forrest Road, Penarth. CF64 5BT	Single storey side & rear extensions, re modelling and re roof

2025/0681/BR	AC	3, Charles Place, Barry. CF62 6SH	Single storey rear extension and internal alterations (forming WC and utility)
2025/0682/BN	A	56, Melrose Walk, Sully. CF64 5WD	New door into garage
2025/0683/BN	A	3, Wood Street, Penarth. CF64 2NH	Single storey extension less than 10m <sup>2</sup> ). Remove chimney breast wall (steels will be used to support) & bathroom being fitted
2025/0684/BR	AC	36, Colcot Road, Barry. CF62 8HN	Single storey modular extension to side of property for disabled person
2026/0001/BN	A W	68, Purcell Road, Penarth. CF64 3QN	Single storey extension
2026/0001/PO	AC	49, Andrews Road, Llandaff, Cardiff. CF14 2JN	Infill single storey rear extension
2026/0001/RV	A	Fairoaks, Tyn Y Pwll Farm, Trehedyn Lane, Peterston Super Ely, CF5 6LG	Demolition of existing extensions, renovation and extension of dwelling and associated drainage
2026/0002/BN	A	8, Beatrice Road, Barry. CF63 3QF	Replace timber suspended floor in lounge with concrete. Lower external ground level below internal floor level
2026/0003/BR	AC	25, Heol Pentre'r Felin, Llantwit Major. CF61 2XS	Demolish existing rear extension / conservatory. Proposed construction of single storey side and rear extension

2026/0004/BN	A	23, Cae Garw, Dinas Powys. CF64 4UG	Double storey side extension & single storey rear extension
2026/0005/BN	A W	19, Cwm Barry Way, Barry. CF62 6LA	Proposed single storey rear extension
2026/0006/BN	A W	7, Fitzhamon Avenue, Llantwit Major. CF61 1TN	Porch to front of property
2026/0007/BR	AC	Southerndown Golf Club, Ogmore By Sea. CF32 0PQ	Construction of new office building
2026/0011/BN	A	Cartref Porthceri Care Home, 91, Salisbury Road, Barry. CF62 6PU	Minor alterations to existing toilets to accommodate large waste bins including creating larger accessible WCs by knocking existing adjacent WCs into one and also providing WCs within some bathrooms
2026/0012/BN	A	Southway Care Home, Town Mill Road, Cowbridge. CF71 7BE	Alterations to accessible toilet & new WC to shower room
2026/0013/BN	A	26, Dawan Close, Barry. CF62 7PZ	Re roof
2026/0014/BN	A W	Bella Vista, Ham Lane South, Llantwit Major. CF61 1RN	Single storey extension
2026/0016/BR	AC	Pencoedtre High School, Merthyr Dyfan Road, Barry. CF62 9YQ	Refurbishment and rear single storey extension to the school's former caretakers house for educational use and conversion of garages to workshop and pantry

2026/0017/BR	AC	25, Highwalls Avenue, Dinas Powys. CF64 4AP	Demolish existing rear single storey UPVC conservatory structure and replace with proposed single storey rear extension with fenestration alterations to side and rear elevations, all with associated internal and external works
2026/0018/BN	A W	2, Manor Park, Llantwit Major. CF61 1RS	Single storey flat roof extension to rear of property & timber frame extension to be carried out over the top of the side garage
2026/0019/BN	A	Colwinston Village Hall, Colwinston. CF71 7NL	Installation of a new felt flat roof finish to remain as a cold roof. Replacement of rainwater goods and fascias. Renewal of pitched roof finish and replacement of roof windows for natural light and ventilation. To include the installation of a PV panelled system to storage batteries and feed to main electrical grid
2026/0020/BN	A	Glebe Cottage, The Common, Dinas Powys. CF64 4DT	Double storey rear extension
2026/0022/BN	A	3, St. Bleddians Close, Cowbridge. CF71 7BA	Knock through & installation of one steel beam
2026/0023/BN	A	37, Baron Road, Penarth. CF64 3UE	Rear single storey extension and extension to rear of garage (no conversion of garage)

2026/0024/BN	A	6, Meliden Road, Penarth. CF64 3UG	Alterations to detached garage, replacement of roof & slab & cavity wall to front structure (no conversion to habitable space)
2026/0027/BN	A	7, Cog Road, Sully. CF64 5TD	First floor & rear extension
2026/0028/BR	AC	15, Walker Road, Barry. CF62 8EN	Shower room adaption for disabled person
2026/0029/BN	A	New House Farm, Hebbles Lane, Coldbrook Road West, Barry. CF63 1LF	Re Roof
2026/0031/BN	A	9, Ffordd Cwm Cidi, Barry. CF62 6LH	Change windows to conservatory and replace doors with bifolds. Change conservatory roof to lightweight tiles. Make doorway from conservatory to kitchen area larger (installation of RSJ). Insulate dwarf wall around conservatory and insulate roof space & insulate floor (if not already insulated)
2026/0032/BR	AC	Buttercup Barn, St. Donats. CF61 1ZB	Single Storey garage
2026/0033/BN	A	28, Perclose, Dinas Powys. CF64 4JL	Single storey extension to kitchen
2026/0034/BN	A	Southerndown Golf Club, Ogmere By Sea. CF32 0QP	Refurbishment of ladies toilets to integrate a ladies disabled toilet
2026/0035/BN	A	53, Romilly Park Road, Barry. CF62 6RR	Single storey extension to rear of property



2026/0037/BN	A	36, Mountbatten Road, Woodfield Heights, Barry. CF62 9HF	Knock through
2026/0038/BN	A	19, Raglan Close, Dinas Powys. CF64 4NX	Re roof

(b) Building Regulation Applications - Reject

For the information of Members, the following applications have been determined:

2025/0651/BN	R	REFUSED - 53, Castle Drive, Dinas Powys. CF64 4NP	REFUSED - Proposed single storey side, rear extensions and knock through.
2025/0658/BN	R	REFUSED - 4, Wolfe Close, Cowbridge. CF71 7AZ	REFUSED - Extension of loft into attic space and installation of log burner
2025/0685/BN	R	REFUSED - 1, Waverley Close, Llandough, Penarth. CF64 2PQ	REFUSED - Knocking down a load bearing wall between the kitchen and dining room, replacing with a steel.
2026/0015/BN	R	REFUSED - Kingscombe House, Llanmihangel Road, Cowbridge. CF71 7JA	REFUSED - Single storey rear extension to create a boot room, internal structural modification to link kitchen and dining room

(c) The Building (Approved Inspectors etc.) Regulations 2000

For the information of Members the following initial notices have been received:

2025/0140/AI	A	16, Crompton Way, Ogmore By Sea. CF32 0QF	Dormer loft conversion and associated works
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2025/0141/AI	A	42, Matthew Road, Rhoose. CF62 3ED	Single storey side / rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2025/0142/AI	A	48, Somerset Road East, Barry. CF63 1BE	Rear dormer
2026/0001/AI	A	Ty Cadno, Clawddcoch, Cowbridge . CF71 7UP	New detached garage with storage above, first floor side & rear extensions with a part single, part double front extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0002/AI	A	4, Tenby Close, Dinas Powys. CF64 4NU	Single storey side extension (work to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0003/AI	A	29, Dunraven Street, Barry. CF62 6PF	Part two storey part single storey rear extension and internal alterations (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0004/AI	A	23, Wood Street, Penarth. CF64 2NH	Rear dormer loft conversion (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

2026/0005/AI	A	28, Elm Grove Road, Dinas Powys. CF64 4AB	Rear dormer loft conversion (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0006/AI	A	University Hospital Llandough, Penlan Road, Penarth. CF64 2XX	Fit out of new WH Smith retail unit within the hospital
2026/0007/AI	A	17, Brockhill Way, Penarth. CF64 5QD	First floor side extension, new porch, internal alterations and installation of new windows (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0008/AI	A	102, Kingsland Crescent, Barry. CF63 4JS	Material change of use to existing building to create 4 no. self contained apartments (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)
2026/0009/AI	A	Careers Wales, 49, Holton Road, Barry. CF63 4HF	Office refurbishment, internal alterations and associated works to ground floor
2026/0010/AI	A	1, Handel Close, Penarth. CF64 3QP	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

2026/0011/AI	A	Cardiff International Aiport, Dragonfly Drive, Rhoose. CF62 3DN	Reconfiguration of Bay 3
2026/0012/AI	A	Henffald, Trerhyngyll, Cowbridge. CF71 7TN	Single storey rear extension (works to incorporate material alterations to structure, controlled services, fittings and thermal elements)

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **12 FEBRUARY 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

2. PLANNING APPLICATIONS DETERMINED BY THE HEAD OF  
SUSTAINABLE DEVELOPMENT UNDER DELEGATED POWERS

If Members have any queries on the details of these applications please contact the Department.

**Decision Codes**

A - Approved	O - Outstanding (approved subject to the approval of Cadw OR to a prior agreement)
C - Unclear if permitted (PN)	B - No observations (OBS)
EB EIA (Scoping) Further information required	E Split Decision
EN EIA (Screening) Not Required	G - Approved the further information following "F" above (PN)
F - Prior approval required (PN)	N - Non Permittal (OBS - objections)
H - Allowed : Agricultural Condition Imposed : Appeals	NMA – Non Material Amendments
J - Determined by NAFW	Q - Referred to Secretary of State for Wales (HAZ)
L - Approved <u>AND</u> refused (LAW)	S - Special observations (OBS)
P - Permittal (OBS - no objections)	U - Undetermined
R - Refused	RE - Refused (Enforcement Unit Attention)
	V - Variation of condition(s) approved

2018/00240/3/N MA	A	Clare Garden Village, Land at North West Cowbridge Cowbridge, CF71 7DE	Non-Material Amendment - Relocation of two visitor parking spaces, moving from the highway outside plots 219 and 220 to the highway outside of plots 347 and 370. Planning ref 2018/00240/RES: Phase 2 of the development consisting of 306 new homes, new public open space, landscaping and highways infrastructure.
2019/01354/2/C D	A	Doghill Farm, Dyffryn	Discharge of Condition 4.(Building Recording) 5. (Programme of Archaeological Work) 7. (Re-use of Existing Stone) 8. (Materials Details) For planning ref 2019/01354/FULL - Demolition of existing dwelling and erection of replacement dwelling
2021/00622/1/C D	E	81-85, Holton Road, Barry	Discharge of Condition 3.(Travel Plan), 4.(Materials Details), 5. (Ecology), 6. (Amenity space) for planning ref 2021/00622/FUL - Part demolition, extension and conversion of the upper floors of no. 81-85 Holton Road to provide 25no. residential flats, internal and external alterations and associated works at 81-85, Holton Road, Barry

2021/00899/EAO	A	Renishaw Plc, Miskin Business Park, Miskin	Application to vary condition 2 of 2014/00228/EAO (outline planning permission with all matters reserved except for access, for development comprising class B1, B2 and B8 uses; a hotel/residential training centre (class C1/C2); and ancillary uses within class A1, A2, A3; associated engineering and ground modelling works and infrastructure, car parking, drainage and access for all uses; provision of infrastructure (including energy centre(s)); landscaping and all ancillary enabling works) to extend the period of time for submission of reserved matters by a further five years from the date of the new permission
2021/01100/1/C D	A	Normandy, 9 Bridgeman Road, Penarth	Discharge of Conditions 3 (Levels) 6 (Boundary wall method statement) and 8 (CTMP) for planning ref. 2021/01100/FUL - Restoration and refurbishment of existing derelict residential building to provide 4 apartments with 5 new apartments in new extensions to the existing. With new landscaping scheme, car parking areas and ancillary external works at Normandy, 9, Bridgeman Road, Penarth

2024/00474/1/N MA	R	Gwynfra, Penllyn	Non Material Amendment - An amendment to material, change of external finish to West and South Elevations - Limestone in lieu of dark brown timber cladding to match the adjacent boundary walls. For planning ref 2024/00474/FUL - Extension to existing dwelling to provide home office / workshop and amenity space & remodelling of forecourt
2024/00541/FUL	A	The Finches, Pwll Y Min Crescent, Peterston Super Ely	Variation of Conditions 2 and 16 of Planning Permission 2018/00625/FUL: Demolition of existing garage, construction of new dwelling and associated works at 13 Main Avenue, Peterston Super Ely. 1. Construction of external store/garden shed. 2. Relocate consented wood burning stove flue. 3. Adjustments to fenestration. 4. Restrictor devices to be installed to windows identified within the covering letter and accompanying documentation.



2024/00577/1/C D	A	Former Llancarfan Primary School, Llancarfan, Barry	Discharge of Conditions 14.(CEMP) 15.(CTMP) 21.(Tree Protection). For planning ref 2024/00577/FUL - Demolition of portacabin units and extensions to existing buildings, change of use of two school buildings to provide 3no. dwellings, development of 3no. new build dwellings, access, parking, drainage, landscaping, boundary treatments and associated works. at Llancarfan Primary School, School Lane, Llancarfan
2024/00605/FUL	R	Site to the Rear of Plas Cleddau, Cwm Talwg, Barry	The proposed residential development of 4 no. dwellings in total, consisting of 2 no. single storey one bedroom dwellings and 2 no. two storey 2 bedroom dwellings together with the provision and incorporation of the associated on- site car parking, amenity space, cycle storage and property waste bin storage and collection facilities.
2024/00625/1/C D	A	25 Gelyn Y Cler, Barry	Discharge of Condition 4. (Alternative Tile) for planning ref 2024/00625/FUL

2024/00633/2/C D	A	Former Cowbridge Police Station and Magistrates Courts	Discharge of Conditions 3.(Window and Door Details) 4.(Metal Window Proposals) 10. (Door Details) for Planning ref; 2024/00633/LBC - External and internal alterations to facilitate the conversion of the former Cowbridge Police Station into affordable residential apartments.
2024/00663/FUL	R	New Greenway Farm, Bonvilston	Proposed 2 No. Holiday Accommodation Units
2024/00773/LBC	A	College Fields Nursing Home, College Fields Close, Barry	Retain fire barriers installed in loft space and works to close dumbwaiter lift doors
2024/00863/2/C D	A	Trewallter Fawr, Walterston, Barry	Discharge of Conditions 6.(Roof and Parapet Details) 7.(Window and Door Details) 8. (Material Sample Panel - Stonework and Pointing) 9.(Materials Details - Flooring) 11.(Foundations and structural information) 12.(Attachment details for extension) 13.(Rainwater goods and drainage) for planning ref 2024/00863/LBC - Proposed removal of existing conservatory and its replacement with a new kitchen
2024/01030/FUL	R	Llandow farm, Heol-y-nant, Llandow, Cowbridge,	15 berth caravan & camping site
2025/00042/FUL	A	22 Ffordd Cwm Cidi, Barry	Alterations to and extension of existing veranda, including the addition of a glass balustrade

2025/00086/OUT	R	Broadlands, 11 Eweny Cross, Eweny, Bridgend,	Proposed bungalow on parcel of land at Broadlands
2025/00304/LBC	A	Cole Farm, 9 Cold Knap Way, Barry	Listed Building consent for bathroom reconfiguration, addition of rooflights, replacement of windows and replacement of cementitious external render to a lime render
2025/00324/1/N MA	A	36, Park Road, Barry	Non Material Amendment - An amendment to external Finishes to Garden Room. For planning ref: 2025/00324/FUL - Garden room (12.25m <sup>2</sup> ) to the rear of the property. Loft Improvements, including 2 dormers and 3x roof lights to the rear, creation of stairs to loft.
2025/00410/2/C D	A	Bryn Owain, Roman Road - Stalling Down From Junction A48, Stalling Down	Discharge of Condition 9.(Lighting Strategy). For planning ref 2025/00410/FUL - Change of use of Existing Building and Car Park from use Class A3 to B1 at Bryn Owain, Roman Road, Stalling Down
2025/00469/RG3	A	St Richard Gwyn Rc High School, Argae Lane, St Andrews Major	Variation of Condition 2023/00285/RG3 - Condition 2 -Proposed replacement St. Richard Gwyn Catholic High School including access, parking, landscape works, formal and informal recreation space, and demolition of the existing school at St. Richard Gwyn RC High School, Argae Lane, St. Andrews Major

2025/00546/FUL	A	Lower Greenway Farm, Bonvilston	Retrospective application for conversion of existing building to house 2 no. Biomass boilers
2025/00580/LAW	A	Old Scout Hut, Court Farm, Penllyn, Cowbridge	Formalise the lawful use of Old Scout Hut as a residential dwelling
2025/00590/FUL	A	Kailily Farm, Pont Sarn Lane, Peterston Super Ely	Proposed new stable block, comprising three new stables and the extension to the existing stable block to form a hay store.
2025/00626/1/N MA	A	18 Porth-y-castell, Barry	Non material Amendment - An amendment to permit a change of style and colour to the rear and front windows and doors. Planning Permission 2025/00626/FUL: Two-storey wrap-around extension to the side and rear of the property, with a single-storey extension to the rear.
2025/00626/FUL	A	18, Porth-y-castell, Barry	Two-storey wrap-around extension to the side and rear of the property, with a single-storey extension to the rear.
2025/00644/FUL	A	Rivington House, Llanblethery, Barry	Internal and external remodelling including two storey extensions to rear elevations, with balcony to rear
2025/00646/FUL	A	177 Plymouth Road, Penarth	demolition of existing dwelling and new replacement dwelling.

2025/00647/1/N MA	A	14 Coleridge Avenue, Penarth	Non Material Amendment - An amendment to install a different ASHP from a different supplier. The revised ASHP is quieter than the original specified . For planning ref 2025/00647/FUL - Installation of an air source heat pump to rear of property
2025/00652/FUL	A	1 Galleria, The Limes, Cowbridge	Retention of rear extensions to dwelling
2025/00657/FUL	A	White Lodge, Station Road - Junction St Brides Road To Boundry - Via Alt Isaf, Peterston Super Ely	Construction of an oak- framed garage featuring integrated storage and a dedicated workspace on the first floor
2025/00677/FUL	A	5 Channel Close, Rhoose	First floor side extension
2025/00684/FUL	A	Southerndown Farm, B4524 Southerndown To Main Road, Southerndown	Variation of Condition 1 (5 Year Time Limit) of Planning Permission 2014/01498/FUL- Proposed change of use of existing barn to house and new garages at Southerndown Farm.
2025/00735/FUL	A	Glenville, 50 Westgate, Cowbridge	Full renovation of property to include a proposed two story side extension and single story rear extension.
2025/00745/FUL	A	The Paddocks, Penllyn	Convert existing dormer bungalow to a two storey house. Proposals include a new porch, new rear extension and additional first floor accommodation above the garage.

2025/00759/FUL	A	The Lookout, Seaview Drive, Ogmere By Sea	Retaining wall and associated engineering works
2025/00787/FUL	A	Clare Garden Village, Land at North West Cowbridge, Cowbridge	Engineering works associated with the widening and deepening of a surface water drainage channel and creation of new SuDS drainage basin, translocation of existing hedge and associated drainage connections, landscaping and public realm works.
2025/00789/FUL	R	18, Boverton Court, Boverton	Single storey rear extension, & dormer attic conversion with hip to gable.
2025/00804/FUL	A	Barn 1, Pantwilkin Stables, Unnamed Private Road From A48 To Pantwilkin Stables, Aberthin	Change of use from an equine vets to a specialist heart vets to include new windows and doors to front elevation, new cladding to ground floor and internal layout amendments
2025/00825/1/N MA	R	3 Uppercliff Drive, Penarth	Non Material Amendment - An amendment to the Inclusion of uPVC porch within extension to building frontage. For planning ref 2025/00825/FUL - Single storey kitchen extension with flat roof.
2025/00831/FUL	A	Flat 36, Glan Y Mor, Y Rhodfa, Barry	Erect a balcony to first floor flat
2025/00832/LAW	A	Rowan, Llancafarn, Barry	Replacement of existing doors, windows and replacement of balustrade on existing balcony.

2025/00845/LBC	A	Lower Cosmeston Farm , Lavernock Road, Cosmeston	It is proposed to demolish the lean-to structure which is attached to a barn within the curtilage of the Grade II Listed Farmhouse (Ref. 87852).
2025/00852/FUL	A	Rock House, 9 Beach Road, Penarth	Variation of Condition 2 (Plan Specification) of Planning Approval 2022/00716/FUL: Proposed replacement windows to existing conservatory and proposed replacement and extension to existing raised decking
2025/00857/LAW	A	Lower Greenway Farm, Pen Y Waun To Junction A48, Bonvilston	Establish the lawful use of Unit 1b for Use Class B2
2025/00861/FUL	A	41 and 42 Atlantic Business Park, Hayes Lane, Sully, Barry	Change of use of Unit 41 to B2 use in order to operate a brewery on the premises, and installation of associated chiller units and vents to the rear elevation of Units 41 and 42
2025/00865/FUL	A	Ruthin Lodge, Sigingstone	Alterations to the existing roof structure by the inclusion of two larger dormers. New entrance porch, internal alterations. Alterations to fenestration, including a Juliet Balcony. Additional parking area, retaining wall and landscaping
2025/00870/FUL	A	25 Caerwent Close, Dinas Powys	Convert existing double garage with front and rear dormers for ancillary accommodation

2025/00873/FUL	A	6 Baron Road, Penarth	Single storey extensions to the rear, Dormer roof extension and external and internal material alterations
2025/00879/1/N MA	A	18 Cae Rex, Llanblethian, Cowbridge	Non Material Amendment - An amendment to reduce size of extension. Planning ref; 2025/00879/FUL - Proposed single storey side house extension and associated external works
2025/00880/FUL	R	Ty-ffynnon, Drope Road, St Georges Super Ely, Cardiff	Out building in garden
2025/00893/FUL	A	Haulfryn, Ruthin Road, St Mary Hill	Proposed Detached Triple Garage
2025/00895/FUL	A	Mill Stream Cottage, Llandow	Two storey extension to side and rear of Mill Stream Cottage for disabled persons facilities
2025/00896/FUL	A	Field North of Lavernock Road, Penarth	Change of use of an equestrian field to a secure dog exercise/training field with improved access, stock fencing, parking area and barn.
2025/00901/FUL	A	26 Westbourne Road, Penarth	Two new roof finials to be added to the roof
2025/00910/FUL	A	11 Plover Way, Penarth	Proposed two storey side extension and new front porch.
2025/00914/FUL	A	27 Caynham Avenue, Penarth, CF64 5RR	External and Internal alterations to the existing dwelling, including conversion of garage and partial cladding



2025/00925/FUL	A	Land south East of Bona Road, Llandow Trading Estate, Cowbridge	Variations of Conditions 2, 4, 11 & 17 of Planning Permission 2022/00883/FUL: Erection of six buildings to provide 44 commercial units including access, associated parking, landscaping and attenuation ponds
2025/00930/FUL	A	4 Weston Avenue, Sully	First floor extension and balcony to existing dormer bungalow, with ground floor alterations, addition of solar panels and alterations to the fenestration
2025/00931/ADV	A	Memorial Hall Theatre, Gladstone Road, Barry	Illuminated signage to Box Office
2025/00935/FUL	A	20 Murch Crescent, Dinas Powys	Single storey rear extension, incorporating new lean to roof to existing.
2025/00938/FUL	A	Unit 10, Lower Greenway Farm, Pen Y Waun To Junction A48, Bonvilston	Retrospective Planning Consent for the Change of Use to General Industrial (B2 Use Class)
2025/00940/LBC	A	Barclays, 62 High Street, Cowbridge	Replacement of 3 no external steel doors and 1 no window on rear elevation with new fully glazed aluminium units. Demolition and reconfiguration of non structural partitions and alterations to internal drainage to supply 3 no bathrooms.

2025/00952/1/C D	A	Memorial Hall Theatre, Gladstone Road, Barry	Discharge of Conditions 4.(Photographic Survey) 5.(Additional Sections and Details of all New Windows) 6.(Additional Section and Drawing of North Facing Cenotaph Elevation) for planning ref 2025/00952/FUL -External material alterations to the north and east entrance doors, including associated canopy. Window replacements as identified.
2025/00952/FUL	A	Memorial Hall Theatre, Gladstone Road, Barry	External material alterations to the north and east entrance doors, including associated canopy. Window replacements as identified.
2025/00958/FUL	A	Cwm Ciddy House, Porthkerry Park Road, Porthkerry Park, Barry	12kW heat pump installation
2025/00966/FUL	A	59, Lakin Drive, Barry	Erection of rear facing balcony
2025/00970/RG3	A	Porthkerry Country Park, Park Road, Barry	Construct a new, durable footpath surface along the full length of the existing route, to enhance accessibility and usability
2025/00975/FUL	A	New House Farm, Moulton Village, Moulton	Proposed construction of new agricultural outbuilding

2025/00976/FUL	R	Gwreiddyn Farm, Logwood Hill, Peterson Super Ely	Change of use of land from private livery yard to commercial Yard for training Event horses and riders with Livery. 12 stables, 3 hay / storage barns, horse walker and temporary dwelling (log cabin) for a rural enterprise worker 3 years).
2025/00979/FUL	A	1 Anchor Road, Penarth	Conversion of garage into playroom. Removal of existing garage door and installation of new glazing
2025/00980/FUL	A	36, Park Road, Barry	Garden room (13.5m2) to the rear of the property
2025/00983/FUL	A	7, Oakfield Road, Barry	Demolish existing rear conservatory, detached outbuilding, raised patio and pergola. Replace with single storey rear extension, alteration and extension of existing roof structure, including roof lights. Partial garage conversion to habitable accommodation. Associated external works, including raised patio to rear.
2025/00996/FUL	A	20, Westward Rise, Barry	Solar Panel installation (16no) to South & West Facing of property.
2025/00999/FUL	A	Brynhyfryd, 29 Main Road, Ogmore By Sea	Proposal to replace the wooden structure as before with a balustrade at 1.1 metres high and extend it by 1.4 metres, creating an enclosed storage area beneath the deck, with a polycarbonate greenhouse built in front of the deck.

2025/01000/FUL	A	239, Holton Road, Barry	Variation of Condition 2 (Opening Hours) of Planning Approval 2009/00910/FUL: Change of use of existing ground floor shop/office to hot food take away together with internal alterations
2025/01001/LAW	A	48 Oxford Street, Barry	Proposed rear dormer to existing roof and amendments to an existing rear extension.
2025/01003/FUL	A	21 Plas Glen Rosa, Penarth	Re-modelled front entrance with glazed door, steps, handrail, creation of ground floor balcony area with bi-fold doors to living area. Juliet balcony to first floor.
2025/01010/ADV	A	44a Tesco Express, High Street, Cowbridge	Proposal to install 3x Fascia, 1x Projection sign
2025/01011/FUL	A	8, Great Thomas Close, Rhoose	Change of use of garage into hair salon
2025/01015/FUL	A	123 St David's Crescent, Penarth	Single storey rear extension to provide extended kitchen and dining space & new external patio area. New driveway to front of property & cross over from roadway
2025/01017/FUL	A	47 Pill Street, Cogan, Penarth	Demolition of single storey detached garage and erection of a two storey outbuilding with Juliet balcony, to be used as garage and home office with shower room, ancillary to the main dwellinghouse

2025/01019/FUL	A	157 Lavernock Road, Penarth	Loft conversion complete with hip to gable and dormer to rear.
2025/01020/FUL	A	Barclays, 62 High Street, Cowbridge	Change of use from former Bank to multi use B1 Coworking space on ground and first floor levels with A3 cafe on ground floor and Class C1 (Guest House) comprising 3no. guest suites at second floor level. Proposed alterations to fenestration to rear and other alterations.
2025/01022/FUL	A	Longmead, Twyncyn, Dinas Powys	Demolition and replacement of existing porch. Proposed alteration of existing annexe roof to create terrace (as approved 2024/01204/FUL) and construction of new stairwell linking lower and ground floors to new terrace. Alterations to ground floor fenestration.
2025/01025/FUL	A	5 Love Lane, Llanblethian, Cowbridge	Single-storey rear extension, including the demolition and replacement of the existing rear extension.
2025/01028/FUL	A	17 Rutland Close, Barry	Variation of Condition 2 (Plan Specification) for planning ref 2021/00177/FUL- Proposed single storey side and rear extension for garage, utility, enlarged kitchen and living area

2025/01033/FUL	A	50 Heol St. Cattwg, Pendoylan, Cowbridge, CF71 7UG	Rear extension, partial conversion of garage, replacement roof and windows (including addition of solar panels) in addition to hard and soft landscaping
2025/01035/LAW	R	Llwyn Nwydog Farm, Fern Cottage, Cowbridge Road, Talygarn	Erect garden room 6.7m x 3.65 Mon pitch roof <2.5m. Timber construction on timber foundations
2025/01043/FUL	R	The New Marsyd, St Lythans	Change of use from 2 separate residential holiday lets into one residential dwelling
2025/01046/TCA	A	4 Elm Grove Lane, Dinas Powys	Fell 2x Silver Birch in Front Garden
2025/01048/LAW	A	21 Pioden For, Barry	Installation of up to 8 decorative planter pots & plants to provide enclosure.
2025/01052/LBC	A	Garden Cottage, Llansannor	Proposed re-roofing of the existing conservatory from glazing to slate, to include horizontal cedar cladding to the roof gable's exterior
2025/01053/FUL	A	Garden Cottage, Llansannor	Proposed re-roofing of the existing conservatory from glazing to slate, to include horizontal cedar cladding to the roof gable's exterior
2025/01055/FUL	A	25 Rectory Close, Wenvoe	Double storey replacement extension to side of existing dwelling and new external bike store.

2025/01058/FUL	A	31 Trem Y Don, Barry	Proposed 1st storey extension above existing ground floor with internal alterations at existing domestic dwellinghouse
2025/01059/FUL	A	31 Colcot Road, Barry	Proposed single storey extension to rear of existing dwellinghouse
2025/01060/FUL	A	91 Lakin Drive, Barry	Proposed increase in ridge height to permit a rear dormer with internal changes to existing domestic bungalow
2025/01062/FUL	A	21 Laburnum Way, Penarth	Two storey rear extension. existing garage re-located. New loft conversion complete with dormer to rear and nominal raising of roof ridge line
2025/01074/FUL	A	West House, 32 Westgate, Cowbridge	Addition of a rear extension to the building at the rear of the property, and raising the height of a portion of the boundary wall to hide the extension roof
2025/01077/FUL	A	11 Forrest Road, Penarth	Proposed demolition of existing side garage and car port. Construct new entrance way, new single storey side extension and internal remodelling
2025/01078/FUL	A	Cotts Equine, Pant Wilkin Stables, Cowbridge	Retrospective change of use of land for the siting of two on-site staff accommodation units and associated works

2025/01080/FUL	A	12 Agnes Street, Cogan, Penarth	Variation of Condition (Plan Specification) of Planning Permission 2023/00707/FUL: First Floor Rear Extension
2025/01083/FUL	A	Unit 33, Vale Business Park, Llandow	Variation of Condition 2 (Approved Plans) of Planning Permission 2025/00536/FUL: Two storey extension to extend existing cafe and introduce kids play area and extension of car parking area
2025/01090/FUL	A	Fairhaven, 67 Cog Road, Sully	Demolish and replace existing rear conservatory with construction of single storey solid structure. Internal works consisting of remodelled kitchen, lounge and utility areas including removal of internal walls.
2025/01092/FUL	A	9 McQuade Place, Barry	Installation of air source heat pump
2025/01094/FUL	A	6 Stanton Way, Penarth	Two storey rear and side extension. Main entrance relocated, balcony to front, first floor extension above previous entrance. Driveway widened and new solar panels and air source heat pump.
2025/01095/FUL	A	25 Woodland Place, Penarth	Demolition of garage and construction of ground and first floor rear and side extension with reinstated access from lane to garden
2025/01100/FUL	A	48 Pontypridd Road, Barry	An extension to the side and rear of the existing dwelling.



2025/01101/FUL	A	1 The Mount, Dinas Powys	Demolish of existing chimney and erection of new chimney similar to the previous chimney
2025/01103/FUL	A	Danesacre, Claude Road West, Barry	Erection of garden shed
2025/01104/FUL	A	Saers Farm, St Mary Church Village, St Mary Church	2 storey extension to the rear of the property.
2025/01106/FUL	A	4 Britway Road, Dinas Powys	Proposed two storey rear and side extension and replacement garage
2025/01107/LAW	A	56 Brean Close, Sully	Proposed single storey rear extension for habitable use to the existing dwelling is under General Permitted Development Order 1995.
2025/01109/FUL	R	Existing Yard, Opposite April Cottage, Drope Terrace, Drope, St Georges Super Ely	Variation of Condition 1 (Plan Specification) to change layout and increase size of approved day/utility room and Removal of Condition 7 (Archaeological Watching Brief) of Application 2025/00033/FUL - The provision of one gypsy traveller pitch incorporating one static caravan, one touring caravan and day/utility room, two parking spaces, retention of boundary fencing, installation of private treatment plant and ecological enhancements (partly retrospective)
2025/01116/FUL	A	Old Hall Gardens, High Street, Cowbridge	Installation of a metal garden shed on a concrete slab with associated works

2025/01118/FUL	A	17 St Owains Crescent, Ystradowen	Remodelling of porch and two storey rear extension. Demolition of outbuilding in rear garden
2025/01119/PND	F	Bro Tathan West, St Athan, Barry	The proposed scope of works involves the systematic soft strip, demolition and removal of structural foundations and ground-bearing slabs associated with nine buildings located within the Bro Tathan West development zone. This includes five landside structures and four airside structures, each varying in scale and operational history. With the aim of the project being to create developable land to prospective occupiers of the site.
2025/01120/FUL	A	Seamist, 24 Marine Drive, Barry	Proposed extension to integral garage, replace existing conservatory, changes to fenestration and internal changes to existing domestic dwellinghouse
2025/01124/FUL	A	The Bungalow, Millands Caravan Park, Llanmaes, Llantwit Major	Extend existing bungalow from 3 bed to 4 bed and provide off road parking for 3 cars
2025/01127/ADV	A	Former Public Conveniences, Friars Road, Nells Point Barry Island	Installation of fascia signs, projecting sign and menu board

2025/01133/FUL	A	Downsend, Drope Road, Drope, St Georges Super Ely	Proposed parapet wall to rear and side elevation (not facing neighbours) and raising flat roof level slightly.
2025/01147/FUL	A	Outside 140b Holton Road, Barry	Installation of new digital communications kiosk with integrated defibrillator and advertising display.
2025/01148/ADV	A	Outside 140b Holton Road, Barry	Installation of new digital communications kiosk with integrated defibrillator and advertising display.
2025/01149/FUL	A	Opposite 80 Holton Road, Barry	Installation of new digital communications kiosk with integrated defibrillator and advertising display.
2025/01150/ADV	A	Opposite 80 Holton Road, Barry	Installation of new digital communications kiosk with integrated defibrillator and advertising display.
2025/01151/ADV	A	Bryn Owain, Roman Road - Stalling Down From Junction A48, Stalling Down	3x Tray sign with vinyl, 2x Kopa post and panel sign and site directional signage
2025/01157/FUL	A	1 Gibson Way, Penarth	Reroofing requiring increase in roof height of approx 50mm.
2025/01159/FUL	A	Former Public Toilets, Friars Road, Nells Point, Barry Island	Variation of Condition 4 (Beer garden hours) of Planning application 2019/00920/FUL - Change of use to the existing building to provide a restaurant (use Class A3), including commercial space and ancillary works.

2025/01166/FUL	A	90 Wordsworth Avenue, Penarth	Removal of existing single storey detached garage. Addition of two storey side extension with associated works. Alterations to existing porch.
2025/01170/FUL	A	1 Middlegate Walk, Cowbridge	Single storey driveway outhouse for Leisure facilities and alterations to boundary wall
2025/01180/FUL	A	2 Morfa Cottage, Morfa Lane, Llantwit Major	Installation of Heat Pump to replaced oil fired heating system.
2025/01181/FUL	A	Ishton Barn, Lon Cwrt Ynyston, Leckwith	Addition of a rear single storey predominantly glazed extension with a sedum roof and associated minor alterations to the existing building
2025/01185/FUL	R	37 Tennyson Road, Penarth	Proposed first floor side extension to extend Bedroom 3
2025/01186/FUL	A	29 Eastgate, Cowbridge	Replacement of existing single storey rear extension and terraced area with new single storey rear extension and terraced area
2025/01188/FUL	A	Tewgoed House, Pentre Meyrick, Cowbridge	Proposed change of use of 2 no. units from ancillary accommodation (residential) to C6, short term holiday lettings (max stay 31 days)
2025/01193/FUL	A	Land North of 4 and 5, Shackleton Close, East Vale Estate, St Athan	Development of 5 x car parking spaces and associated hard standing on private land that is currently used as open grassland

2025/01194/FUL	A	13 Wordsworth Close, Llantwit Major	Installation of air source heat pump to side of property
2025/01198/FUL	A	The Spinney, Colwinston Village, Colwinston	Erection of a single-storey rear extension to kitchen/dining room
2025/01210/FUL	A	121 Fontygary Road, Rhoose	Construction of a single- storey front porch
2025/01211/FUL	A	Dow Corning, Cardiff Road, Barry	Variation of Condition 2 (Plan Specification) of Planning Approval 2025/00592/FUL: Addition of 4no. new storage silos and vehicle offloading shed within existing Dow Silicones Site
2025/01212/PNA	A	Coed Ffos Ceibr, Duffryn Bach, Clawddcoch, Cowbridge	Erection of a forestry storage and workshop building at Coed Ffos Ceibr
2025/01216/FUL	A	British Airways Maintenance Cardiff, Dragonfly Drive, Rhoose	The erection of a temporary canopy structure located on the northern corner of the main BAMC hangar
2025/01221/LAW	A	Glebe Field Barn, Llandow	Installation of solar panels to the roof of previously approved barn conversion
2025/01231/LAW	R	Green Oak Cottage, Graig Penllyn	Build a new dormer with Juliet balcony in the existing roof
2025/01240/FUL	A	40, West Farm Road, Ogmore By Sea	Single storey rear extension with pitched roof and changes to external fenestration

2025/01257/PNA	A	Marcross Farm, Dimlands Road, Marcross, Llantwit Major	An alteration to the silage store, improvement is necessary to comply with current NRW regulations
2025/01258/FUL	A	Silverdene, Trehedyn Lane, Peterston Super Ely	Proposed extension, alterations and creation of additional floor with rear balcony to existing dwelling.
2025/01260/FUL	A	Ty Post, Station Terrace, East Aberthaw	Installation of a detached double garage
2025/01261/OBS	B	Former Ford Engine Plant Waterton Industrial Estate Bridgend	Reserved matters for construction of the Interim Power Solution - a temporary new pylon and a substation - and the permanent Substation 2 (advance infrastructure), comprising transformers, switchgears and electrical equipment and the electrical earthing mesh, together with new buildings and the surface water drainage features, fencing and lighting, access and hardstanding, landscaping and other associated works
2025/01263/HR	A	St Richard Gwyn Rc High School, Argae Lane, St Andrews Major	Hedgerow Removal Notice

2025/01274/PNA	A	Splott Farm, St Donats	<p>The proposed development consists of the construction of two new reinforced concrete walls approximately 36m in length to form an upgraded silage pit, designed to comply with current environmental, structural, and agricultural regulations. The works also include the installation of a concrete apron to the front of the silage pit. The apron will be appropriately graded to collect all silage effluent and surface run-off and convey it to the existing liquid storage tank on the farm. No changes are proposed to the existing yard access or traffic arrangements, and the development will be located within the established farmyard complex</p>
2025/01300/PNA	R	Coed Emlyn Park, Caravan Repair Centre, A48 St Hilary, St Hilary	<p>Steel portal framed hay storage building</p>
2025/01305/PNA	R	Land adjacent to Gorllwyn Forestry Holding. Parcel of land south to 'Mill Pond', Cowbridge	<p>This application seeks to establish that the erection of a barn (and associated features) for the preparation, cultivation, and processing of a variety of specialist crops (including gourmet mushrooms, micro herbs, heritage tomatoes, rhubarb and asparagus) - together with staff welfare facilities for those operating the enterprise, would constitute permitted development</p>

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE: 12 FEBRUARY 2026

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. APPEALS

(a) Planning Appeals Received

LPA Reference No:	2023/00990/FUL
Appeal Method:	Written Representations
Appeal Reference No:	CAS-04621-P4G6F4
Appellant:	SC Design Build Ltd
<b>Location:</b>	<b>Land at St Andrews Quarry, St Andrews Road, Dinas Powys</b>
Proposal:	Construction of a contemporary dwelling, footpath access, highways amendments and associated works
Start Date:	26 January 2026

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(b) Enforcement Appeals Received

None.

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(c) Planning Appeal Decisions

None.

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(d) Enforcement Appeal Decisions

None.

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(e) April 2025 – March 2026 Appeal Statistics

		Determined Appeals			Appeals withdrawn /Invalid
		Dismissed	Allowed	Total	
<b>Planning Appeals</b> (to measure performance)	<b>W</b>	18	6	24	1
	<b>H</b>	-	-	-	-
	<b>PI</b>	-	-	-	2
<b>Planning Total</b>		(75%)	(25%)	24	3
<b>Committee Determination</b>		2	-	-	-
<b>Other Planning appeals (inc. appeal against a condition)</b>		-	-	-	1
<b>Enforcement Appeals</b>	<b>W</b>	1	-	1	2
	<b>H</b>	-	-	-	-
	<b>PI</b>	-	-	-	-
<b>Enforcement Total</b>		1	-	1	2
<b>All Appeals</b>	<b>W</b>	19	6	25	6
	<b>H</b>	-	-	-	-
	<b>PI</b>	-	-	-	-
<b>Combined Total</b>		(76%)	(24%)	25	6

Background Papers

Relevant appeal decision notices and application files (as detailed above).

Contact Officer:

Sarah Feist- Tel: 01446 704690

Officers Consulted:

HEAD OF SUSTAINABLE DEVELOPMENT

THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **12 FEBRUARY 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

4. TREES

(a) Delegated Powers

If Members have any queries on the details of these applications please contact the Department.

**Decision Codes**

A - Approved

E Split Decision

R - Refused

2025/00649/TPO	A	Church of Saint Cadoc, Llancarfan, Barry	Work to Tree(s) covered by Tree Preservation Order 24 of 1973 - 2/3 metre crown reduction and removal of dead wood to one mature Ash tree
2025/01023/TPO	A	5 Llandaff Close, Penarth	Work to tree protected by TPO No.04 of 2020 : T1 Blue Atlas Cedar - Crown lift reducing the lower canopy limbs by approximately 6-8ft , taken to a lateral branch. Thinning of the canopy to reduce sail effect, and a slight reduction of the upper canopy limited to 20- 25% of the crown

2025/01051/TPO	A	Cedar Parc, Cowbridge Road, St Nicholas	Works to Trees covered by TPO No.05 of 1972: T1, T3, T4, T5, T6, T7, T8, T9, T12, T13 Lawson Cypress - Take down with stump grinding and replanting of mixed native trees. T2 Monterey Cypress - Deadwood/thin/Crown raise by 2M. T10 Variegated Holly, T11, T14 Magnolia, T15 Japanese Maple - Not to be removed
2025/01064/TPO	A	Park Court, Park Road, Barry	Work to Tree(s) covered by Tree Preservation Order no 04 of 1992- The proposed works include the removal of five low hanging limbs from Yew tree in accordance with BS 3998. Limbs should be raised to above 2.4m above pedestrian path entering the site, limbs over pavement across boundary line and also overhanging neighbouring property.
2025/01158/TCA	R	6 Plas Dorlan, Minafon, Cowbridge	The tree will be cut down and removed to as close to ground level as possible, leaving a small stump. The stump will then be injected with herbicide to prevent regrowth. The tree is located on the far side of the building marked as T2 on the plan attached. Tree = Sycamore - Acer Pseudoplatanus
2025/01125/TCA	A	10 Hickman Road, Penarth	T1 -birch 2-2.5 m reduction all around. T2 - bay - reduce by 1.5m approx and trim. T 3&4- magnolias reduce by 1-1.5m

2025/01129/TCA	A	Ty Gardd, Colwinston Village, Colwinston	T1 - Conifer - Removal T2 - apple -removal G1- scrub sycamore and dead conifer - removal
2025/01162/TCA	A	Llys Gwinwydd, Boverton Park Drive, Llantwit Major	Removal of one Thuja Tree (T1)
2025/01177/TCA	A	2 Victoria Avenue, Penarth	Felling of 1 x conifer tree to rear boundary that is causing damage to an ornamental wall, and 1 x palm tree to side boundary that is causing damage to an ornamental wall and potentially a drainage inspection chamber.
2025/01190/TCA	A	St Illtyds Church, College Street, Llantwit Major	Remove 4 immature ash trees affected by "Ash Dieback" located in St Illtuds Church memorial garden
2025/01243/TPO	A	4 Maillard's Haven, Penarth	Work to Trees covered by TPO No.01 of 1988: 3x large lime tree in front garden - Reduce/pollard trees by 3m.

2025/01271/TPO	A	The Oaks, Park Road, Dinas Powys	<p>Pine Trees (x2), one pine is completely dead, the second is over 80% dead. Also independently assessed by Level 6 Arboricultural Consultant Graham Chesterton, who also confirms both trees warrant removal and meet the exemption criteria under TPO legislation.</p> <p>1973/00014/TREE</p> <p>Proposed works, climb and dismantle with controlled rigging, reducing to low stumps at ground level. 2.</p> <p>Ash Trees (x2) both Ash trees display early-stage ash dieback. • Approx. 20 years old, therefore not present when the TPO was enacted in 1973 and not covered by the Order.</p> <p>Proposed works, climb and dismantle with controlled rigging, reducing to fence height (with neighbour permission).</p>
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THE VALE OF GLAMORGAN COUNCIL

PLANNING COMMITTEE : **12 February 2026**

REPORT OF THE HEAD OF SUSTAINABLE DEVELOPMENT

8. PLANNING APPLICATIONS

Background Papers

The following reports are based upon the contents of the Planning Application files up to the date of dispatch of the agenda and reports.

**APPLICANT:** Mrs Sarah Edwards Millstream , Maidenhead Road, Windsor, SL45GD

**AGENT:** Mrs Kate Gapper Brunel House, 2 Fitzalan Road, CF24 0EB

**Land at the Former Barry Power Station, Sully Moors Road, Barry**

Construction and operation of a 50MW long duration energy storage facility with associated equipment, access, drainage, infrastructure and engineering works.

**REASON FOR COMMITTEE DETERMINATION**

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application is of a scale and / or nature that is not covered by the scheme of delegation.

**EXECUTIVE SUMMARY**

Full planning permission is sought for the construction and operation of a 50MW long duration energy storage facility with associated equipment, access, drainage, infrastructure and engineering works. The proposed development would cover approximately 2.2 hectares consisting of 20 arrays of 24 strings and 2 arrays of 16 strings. The battery containers would be laid out in blocks of 4 rows and stacked 3 high, with each block measuring 10.95m wide by 6.06m long and 7.83m high.

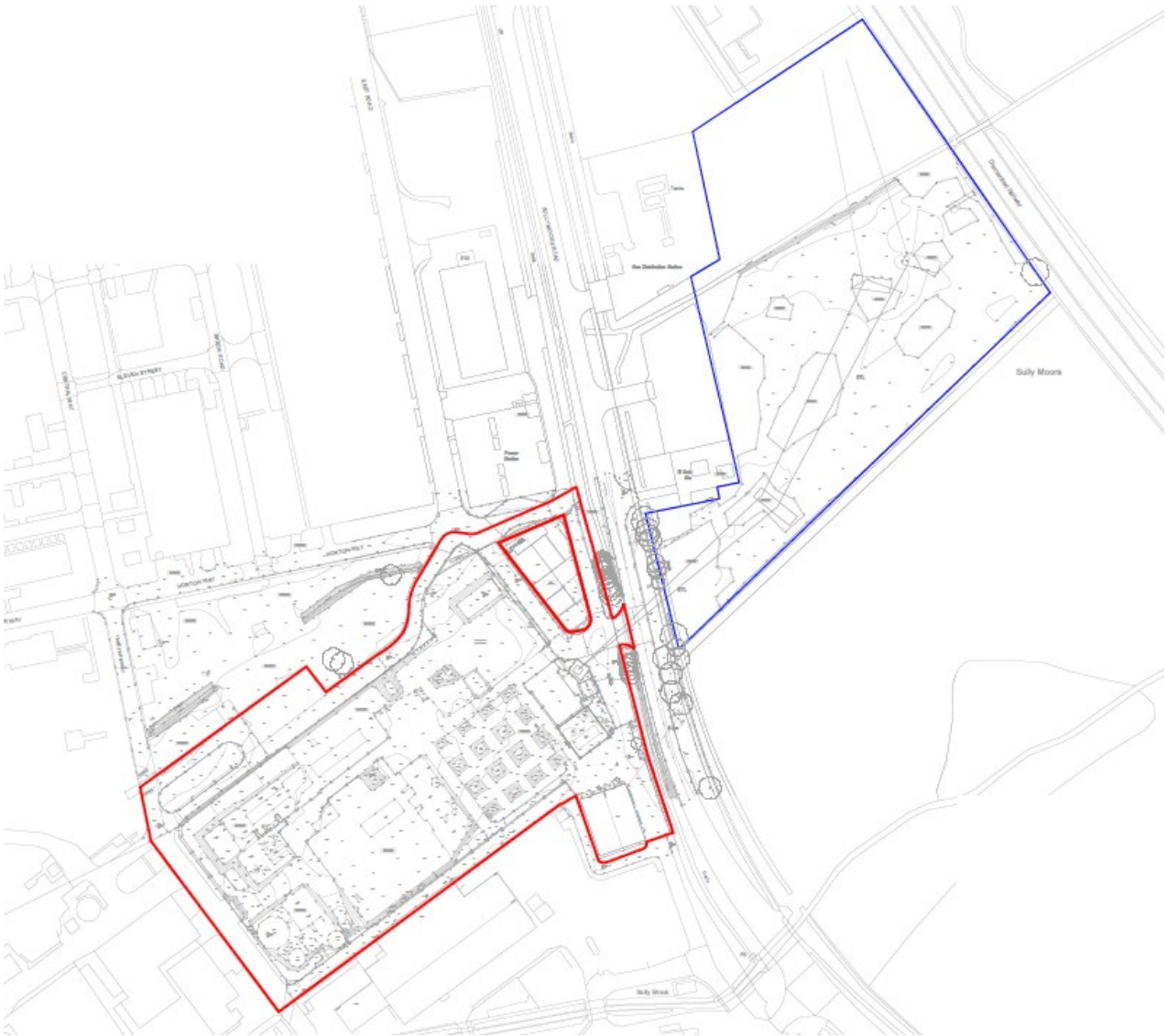
The application site relates to the former Barry Power Station site accessed from Hayes Road to the east. The site falls within the existing employment site identified as the Chemical Complex, Barry by the adopted Local Development Plan. The site also lies within Flood Zones 2 and 3 as defined by the flood map for planning (FMFP) and within the Health and Safety Executive (HSE) middle and outer zones. There is also an archaeological record to the west of the site, identified as Sully Coin Hoard. Consultation responses have been received from a number of external and internal consultees and their comments summarised later in the report.

One letter of representation was received although this related to a different application.

An assessment of the proposals is included below and the application is recommended for approval, subject to a number of conditions and informatives.

**SITE AND CONTEXT**

The application site relates to the former Barry Power Station site accessed from Hayes Road to the east. The site falls within the existing employment site identified as the Chemical Complex, Barry by the adopted Local Development Plan. The site also lies within Flood Zones 2 and 3 as defined by the flood map for planning (FMFP) and within the Health and Safety Executive (HSE) middle and outer zones. There is also an archaeological record to the west of the site, identified as Sully Coin Hoard. A location plan of site is shown below:



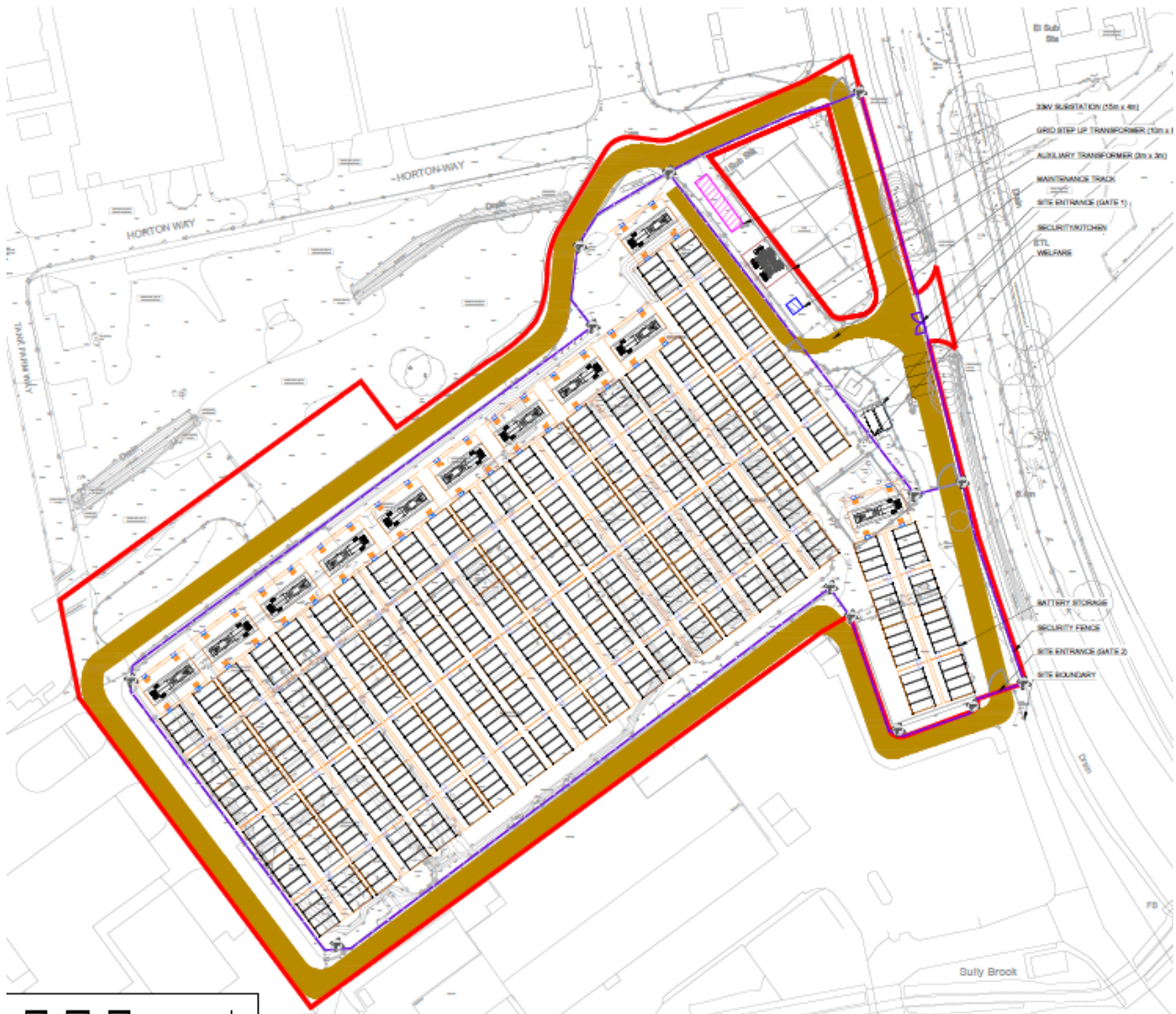
Application site in red, with land proposed for biodiversity mitigation and green infrastructure edged in blue.

### DESCRIPTION OF DEVELOPMENT

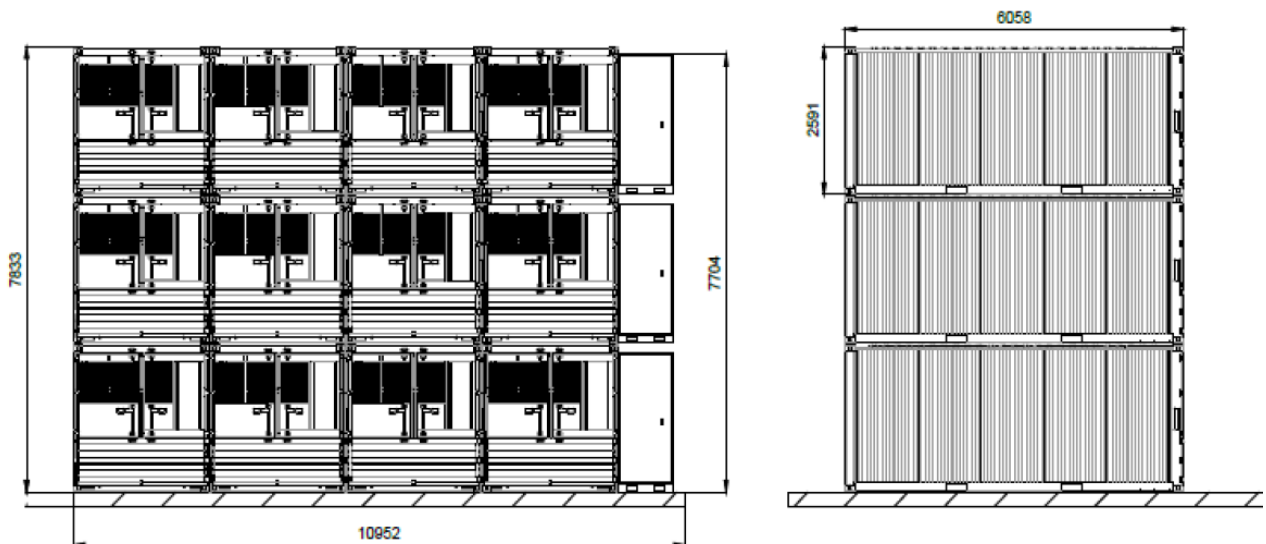
Full planning permission is sought for the construction and operation of a 50MW long duration energy storage facility with associated equipment, access, drainage, infrastructure and engineering works. The proposed development would cover approximately 2.2 hectares consisting of 20 arrays of 24 strings and 2 arrays of 16 strings. The battery containers would be laid out in blocks of 4 rows and stacked 3 high, with each block measuring 10.95m wide by 6.06m long and 7.83m high.

The proposals would also include supporting equipment including transformers; welfare facilities, 33kv substation and power conversion system storage container. An overall site layout and typical elevation of the battery storage containers are shown below:





Site layout showing general configuration of the site



Front and side elevations of the battery storage container arrays

In addition to the proposed development of the site the proposals include a number of biodiversity and green infrastructure enhancements on land within the applicant's ownership to the other side of Sully Moors Road, edged blue on the site location plan included in the site context section of this report.

## PLANNING HISTORY

1999/00264/FUL, Address: Blagden Cellobond, Sully Moors Road, Barry, Proposal: Installation of module to recover phenol from effluent waste streams, Decision: Approved

1999/00460/FUL, Address: Barry AES, Sully Moors Road, Barry, Proposal: Entrance alterations relating to previous consent:- 98/00435/FUL, Decision: Approved

2001/00106/FUL, Address: Borden Chemical UK Limited, Sully Moors Road, Barry, Proposal: Extension to existing canopy on S245 warehouse, Decision: Approved

2001/00170/FUL, Address: Borden Chemicals UK Ltd, Sully Moors Road, Barry, Proposal: New clad steel frame building to house bagging plant machine and concrete slab, Decision: Approved

2001/00678/HAZ, Address: EVC, Sully Moors Road, Sully, Proposal: Storage of hazardous substances, Decision: Approved

2002/01696/HAZ, Address: EVC, Sully Moors Road, Sully, Proposal: Change to hazardous substances consent 01/00678/HAZ, Decision: Approved

2003/01016/FUL, Address: EVC, Sully Moors Road, Barry, Proposal: Erect two new silos each 16m high and 4.2m diameter on an existing industrial site adjacent to existing 30m high silo and 20m high silos, Decision: Approved

2017/00726/FUL, Address: Former LME UK Ltd Site, Tank Farm Way, Sully, Proposal: Extend the existing buildings, the installation of associated plant and machinery and extend an area of existing hardstanding for vehicle parking and circulation in association with the use of the site for the manufacture of precast concrete frame products., Decision: Withdrawn

2019/00293/HAZ, Address: Unit 21B, Sully Moors Road, Barry, Proposal: Chemical storage of Arsine and Phosphine, Decision: Withdrawn

2019/00441/PND, Address: Barry Power Station, Sully Moors Road, Sully, Proposal: The proposed demolition works will involve, but are not limited to, the following items being demolished and removed from Area A shown on attached plan 11281-0001-04: 60m high stack, gas above ground installation, turbine hall, admin. block, water treatment plants and fuel oil tanks. Built elements within Area B are not to be demolished as part of this application, Decision: Approved

2019/00479/SC1, Address: Barry Power Station, Sully Moors Road, Sully, Proposal: Screening Opinion for the demolition of Barry Power Station, Decision: Environmental Impact Assessment (Screening) - Not Required

## CONSULTATIONS

**Sully Community Council** were consulted and note whilst they had 'some negative comments regarding the use of the site, although on the whole nothing substantial to object to the application. There was one comment that is worthy of further investigation by those responsible for granting this application The acoustic report only identifies existing sound levels and does not give any information about potential noise arising from the proposal, although it would probably be relatively quiet, but it needs identifying.'

**Health and Safety Executive** were consulted using their online portal and advise that they 'do not advise, on safety grounds, against the granting of planning permission in this instance.

**The Council's Highway Development section** were consulted with regard to the application and note that on completion of the site there will likely be minimal trips to and from the site and as such there is little concern post-completion from a highway safety perspective. The construction phase however will increase traffic along the local highway network and as such a construction traffic management plan/workers travel would be required to be submitted for approval. As such subject to condition requiring further details including a CTMP and condition surveys of the local highway network.

**Chief Fire Officer** was consulted and stated that 'The Fire Authority has no objection to the proposal and refers the Local Planning Authority to current standing advice issued by the Authority.'

**Councils Drainage Section** were consulted with regard to the application and confirm that having reviewed the FCA, that they are satisfied that the proposals are acceptable in terms of surface water flooding. They also confirm that the surface water discharge to the existing ditch network serving Sully Brook, is acceptable in principle, subject to further approval under the SAB process.

**Shared Regulatory Services (Pollution Control)** who initially raised concerns with regard to creeping background noise levels, noting previous noise complaints with regard to a neighbouring site and the need for retro fitting of noise mitigation measures. As such they recommended that the sound barrier be extended for the acoustic barrier to encompass the whole site.

Following further information submitted by the applicant and discussion with SRS colleagues, it was confirmed that associated impacts could be satisfactorily addressed by conditions attached to any consent given requiring a post-development noise monitoring scheme, and in turn any required mitigation measures being installed to address any issues raised.

Comments were also received from **National Grid**, who requested that the applicant be made aware that if they require a new connection or service alteration, that they would need to make a separate application to National Grid.

**Heneb, The Trust for Welsh Archaeology (formerly GGAT)** were consulted with regard to the application and note that given the limited nature of groundworks associated with the proposals and previous development of the site that it is unlikely that significant archaeological remains will be encountered during the course of the proposal. As such, there is unlikely to be an archaeological restraint to this proposed development and consequently, they have no objection to the positive determination of the application.

**Dwr Cymru Welsh Water** were consulted and note sufficient capacity is available for foul water flows although originally lodged a holding objection owing to the presence of DCWW assets within the site and the need for no development to occur within this area. Following further discussion with DCWW they have confirmed that they are satisfied to proceed on the basis of a suitably worded condition being attached to any permission given as follows:

*No development shall take place until details of a scheme to either protect the structural condition or divert the DCWW asset identified as 12 IN. AC 1912 on DCWW plan ref 314548,168514 to the north-east of the site, have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the DCWW asset.*

*No other development pursuant to this permission within the protection zone shall be carried out until the works necessary for the implementation of the approved protection measures or diversion scheme are completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained for the lifetime of the development.*

*Reason: To protect the integrity of the public watermain(s) and avoid damage thereto and to ensure compliance with Policies MD2 and MD7 of the Development Plan.*

**Sully Ward members** were consulted although no comments had been received at the time of writing this report.

**Natural Resources Wales** were consulted and although noting that they had concerns with the proposals they were satisfied that they could be overcome by suitably worded conditions being attached to any consent granted. These include a construction environment management plan, noting the proximity of the site to the main river of Sully Brook. They also request conditions relating to land contamination, namely those relating to risk assessment, remediation and verification plans; unsuspected contamination and long term monitoring plan.

With regard to flood risk, they note that the submitted FCA satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level. Therefore, they have no objection to the proposals based on flood risk. They also note that they have no objection to the proposals on the basis of ecological impacts.

**Western Power Distribution** were consulted although no comments had been received at the time of writing this report.

**Wales & West Utilities** have provided comments with regard to the proposals and indicate the presence of a gas main and note restrictions in terms of excavations within 10m of the confirmed position of the main and that should any such works be undertaken prior consultation would be required from Wales and West.

### **The Council's Shared Regulatory Services (Contaminated Land, Air & Water Quality)**

were consulted with regard to the application and note that the submissions detail the historic use of the site that identifies potential contaminants that could potentially be harmful. They request that conditions be attached to any permission given relating to a remediation and verification plan and associated implementation of approved measures; unforeseen contamination; imported aggregates and use of site won materials.

**South Wales Police** were consulted with the application and note that they do not object to the proposals although provide advice to the applicant with regard to seeking to predict secured by design, including those relating to boundary treatments; windows and doors and reception areas. These have been forwarded to the applicant under separate cover.

**The Council's Ecologist** provided comment on the application, and despite raising some concern with the submitted ecological assessment, raise no objection to the proposals. They do however, request that boundary enclosures are amended to allow hedgehog access and some notes for the applicant with regard to the biodiversity benefits proposed. As such they request conditions be attached to any permission granted including a construction environmental management plan; lighting during construction and operation and a landscape and ecological management plan.

### **REPRESENTATIONS**

The neighbouring properties were consulted on 22 August 2025, a site notice was also displayed on 10 September 2025 and the application was also advertised in the press on 4 September 2025. At the time of writing this report, one representation had been submitted but this had been submitted in error and related to an unrelated application.

### **REPORT**

#### **Planning Policies and Guidance**

##### **Local Development Plan:**

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

##### **Strategic Policies:**

POLICY SP1 – Delivering the Strategy  
POLICY SP5 – Employment Requirements  
POLICY SP10 – Historic and Built Environment

##### **Managing Growth Policies:**

POLICY MG9 – Employment Allocations  
POLICY MG19 – Sites and Species of European Importance  
POLICY MG20 – Nationally Protected Sites and Species

POLICY MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species

**Managing Development Policies:**

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD7 - Environmental Protection

POLICY MD8 – Historic Environment

POLICY MD9 - Promoting Biodiversity

POLICY MD14 - New Employment Proposals

POLICY MD15 - Protection of Allocated Employment Sites

POLICY MD16 - Protection of Existing Employment Sites and Premises

POLICY MD19 - Low Carbon and Renewable Energy Generation

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

**Future Wales: The National Plan 2040:**

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

Chapter 5 – The Regions

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.

Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

- Based on strategic placemaking principles.

Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership

- The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

#### Policy 7 – Delivering Affordable Homes

- Focus on increasing the supply of affordable homes

#### Policy 8 – Flooding

- Focus on nature-based schemes and enhancing existing defences to improve protection to developed areas.
- Maximise opportunities for social, economic and environmental benefits when investing in flood risk management infrastructure.

#### Policy 9 – Resilient Ecological Networks and Green Infrastructure

- Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

#### Policy 17 – Renewable Energy

- Support for developing renewable and low carbon energy from all technologies and at all scales.
- Significant weight to the need to meet Wales' international commitments and the target to generate 70% of consumed electricity by renewable means by 2030 to combat the climate emergency.
- All proposals for large scale wind and solar developments should demonstrate that they will not have an unacceptable adverse impact on the environment and describe the net benefits it will bring.

### **Planning Policy Wales:**

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

#### Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Promoting Healthier Places
- Sustainable Management of Natural Resources
- Placemaking in Rural Areas
- Accessibility
- Previously Developed Land
- The Best and Most Versatile Agricultural Land

- Development in the Countryside (including new housing)
- Supporting Infrastructure
- Managing Settlement Form –Green Wedges

#### Chapter 4 - Active and Social Places

- Transport
- Living in a Place (housing, affordable housing and gypsies and travellers and rural enterprise dwellings)
- Activities in Places (retail and commercial development)
- Community Facilities
- Recreational Spaces

#### Chapter 5 - Productive and Enterprising Places

- Economic Infrastructure (electronic communications, transportation Infrastructure, economic development, tourism and the Rural Economy)
- Energy (reduce energy demand and use of energy efficiency, renewable and low carbon energy, energy minerals)
- Making Best Use of Material Resources and Promoting the Circular Economy (design choices to prevent waste, sustainable Waste Management Facilities and Minerals)

#### Chapter 6 - Distinctive and Natural Places

- Recognising the Special Characteristics of Places (The Historic Environment, Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Coastal Areas)
- Recognising the Environmental Qualities of Places (water and flood risk, air quality and soundscape, lighting, unlocking potential by taking a de-risking approach)

#### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development, Flooding and Coastal Erosion (2025)

#### **Welsh National Marine Plan:**

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.



## **Supplementary Planning Guidance:**

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). Some SPG documents refer to previous adopted UDP policies and to ensure conformity with LDP policies, a review will be carried out as soon as is practicable following adoption of the LDP. The Council considers that the content and guidance of the adopted SPGs remains relevant and has approved the continued use of these SPGs as material considerations in the determination of planning applications until they are replaced or otherwise withdrawn. The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Economic Development, Employment Land and Premises (2023)
- Renewable Energy (2019)
- Residential and Householder Development (2018)
- Tourism and Leisure Development (2019)
- Trees, Woodlands, Hedgerows and Development (2025)

## **Other relevant evidence or policy guidance:**

- National Fire Chiefs Council (NFCC) *'Grid Scale Battery Energy Storage System planning – Guidance for FRS'*
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Section 58 (1) of the Marine and Coastal Access Act places a requirement on the Council to take authorisation decisions in accordance with the appropriate marine policy documents, unless relevant consideration indicates otherwise.

## **Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

## **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## Issues

The proposal is for a long-duration energy storage (LDES) system that is designed to store energy for longer periods of times, compared to other forms of battery storage system. It is also noted by the agent that the system would comprise of 'vanadium flow' batteries which are suggested as being more stable and safer, with less risk of thermal runaway, compared to lithium-ion battery systems.

This is highly relevant to the expansion of renewable power generation capacity, which produce varying amounts of power dependent on operating conditions, dictated by factors such as the weather. The added capacity to capture and store electricity that is produced in favourable conditions and/ or times of low demand would provide critical efficiency gains, by distributing the stored power at times of shortage. In turn, these developments will improve efficiency and allow for greater share of renewable energy infrastructure to be incorporated into the national grid.

## Principle of development

The principal national-level planning policies relating to this development are Policy 18 of Future Wales, and its criteria are underpinned by Policy 17 which recognises the importance of low carbon electricity generation in meeting ambitious national targets for the generation of renewable energy.

These targets are:

- For 70% of electricity consumption to be generated from renewable energy by 2030.
- For one gigawatt of renewable energy capacity to be locally owned by 2030.
- For new renewable energy projects to have at least an element of local ownership from 2020.

Policy 17 also states that *"The Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales... and all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment."* It also states that *"Proposals should describe the net benefits the scheme will bring in terms of social, economic, environmental and cultural improvements to local communities."*

It is therefore evident that renewable energy proposals are favoured in principle, due to the recognised benefits in de-carbonising energy generation and wider benefits to tackling climate change. Sites in National Parks and Areas of Outstanding Natural Beauty are considered unsuitable for large-scale wind and solar. However, outside of these areas, a 'positive policy framework' exists (p.97, Future Wales).

*"Large-scale renewable and low carbon energy schemes can generate direct social and economic benefit to local communities. Developers should explore how infrastructure improvements associated with a development (including transport infrastructure and communications systems) may be utilised by the host communities to bring additional, non-planning related benefits. Although not a planning consideration, local ownership of projects, in whole or part, can ensure these benefits are accrued over the long-term."* (Page 97, Future Wales).

Planning Policy Wales is supportive of battery storage developments, in principle. Paragraph 5.7.12 states that:

*“Energy storage has an important part to play in managing the transition to a low carbon economy. The growth in energy generation from renewable sources requires the management of the resultant intermittency in supply, and energy storage can help balance supply and demand. Proposals for new storage facilities should be supported wherever possible.”*

Planning Policy Wales also states that energy storage should be optimised by the planning system (paragraph 5.7.7) and paragraph 5.7.8 also states that:

*“An effective electricity grid network is required to fulfil the Welsh Government’s renewable and low carbon ambitions. An integrated approach should be adopted towards planning for energy developments and additional electricity grid network infrastructure. In certain circumstances, additional electricity grid network infrastructure will be needed to support the Pre Assessed Areas in Future Wales, but also new energy generating developments more generally.”*

The principal Local Development Plan (LDP) policy applicable to renewable energy development is MD19 (Low Carbon and Renewable Energy Generation). Although battery storage is sometimes part of associated infrastructure it does not generate electricity, and the policy does not specifically refer to battery storage developments. Nevertheless, being associated development and part of supporting infrastructure, it is considered that the proposal falls within the ambit of Policy MD19, at least insofar that there is explicit support for the development in national policy, in principle, and material considerations specified by the policy, and design considerations, would be very similar.

The Renewable Energy SPG also does not specifically refer to battery storage developments and standalone battery storage does not comprise low carbon or renewable energy generation. However, this document is still considered of relevance and provides advice on designing proposals etc. and paragraph 3.3 states that the guidance “seeks to ensure the benefits of renewable energy development are balanced against economic, social and amenity impacts on communities as well as the environmental impacts which include biodiversity and preserving the visual landscape”.

The site comprises an existing employment site identified in Policy MD16 as The Chemical Complex, Barry. Policy MD16 is noted to be of relevance in this context noting that it seeks to protect these areas for B1, B2 and B8 uses. It is however noted that the site was previously occupied by the Barry Power Station, which was considered to fall under a ‘sui generis’ use class, until its demolition in circa 2019 and since that time has been vacant. Similarly, the proposed use as battery storage would also fall under a ‘sui generis’ use class, albeit the use would be of a similar form to those permitted under the aforementioned policy. Noting this, it is considered that although the proposals would not offer post-installation employment opportunities, noting the thrust of national policy and historic use of the site, it is considered that there would not be unacceptable tension with the provision of Policy MD16 of the LDP.

In conclusion, there is strong policy support for this development type and it is considered acceptable in principle, subject to consideration of its environmental effects and compliance with other relevant planning policies and guidance.

## Landscape Impact and Visual impact

The site is located outside a defined settlement boundary where Policy MD1 (Location of New Development) applies and states that new development should not unacceptably impact upon the countryside (criterion 1). LDP Policies SP10 (Build and Natural Environment) and MD2 (Design of New Development) are also of relevance and seek to ensure development is well-designed and does not unacceptably impact on visual amenity. As aforementioned, the site is a brownfield site and is allocated for industrial type uses by the Local Development Plan.

The application has been supported by a Landscape and Visual Statement (LVIS), which includes photo viewpoints from nearby locations, as indicated on a map showing the 'Zone of Theoretical Visibility' (ZTV).

The appraisal correctly identifies that the site is not subject of statutory or non-statutory designations. The LVIA concludes that the proposed scheme would not be uncharacteristic with its surroundings when considered as part of the landscape, due to the nature of development nearby. It goes further to note that overall visual effects are assessed as being minor adverse for receptors along the Wales Coast Path and Sully Moors Road in year 1, but this would reduce over the lifetime of the development. Impacts upon other receptors were assessed as being negligible. The LVIA provides a thorough assessment of the context and impacts, and the selected viewpoints considered to be appropriate. There are also no significant cumulative effects on the landscape. In landscape terms, officers have no reason to disagree with the findings of assessment.

The development nonetheless has a distinct industrial character which would be commensurate with its immediate surrounds on brownfield land; would be broadly similar to the previous use of the site, and similar to uses associated with the allocation within the development plan. The development would be visible from the public domain, albeit would not give rise to unacceptable visual impacts in terms of its nature or scale.

Therefore, despite its industrial appearance the proposals would not give rise to unacceptable visual or landscape impacts. The visual impact of the proposed development is therefore considered acceptable and would comply with policies MD1 (criterion 1) and MD2 (criterion 1 & 2) of the Local Development Plan.

## Drainage and Flood Risk

Planning Policy Wales (PPW12) aims to minimise and manage environmental risks and pollution and also contains policies relating to flood risk. Paragraph 6.6.22 states that *"Flooding as a hazard involves the consideration of the potential consequences of flooding, as well as the likelihood of an event occurring. Planning authorities should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers."* Paragraph 6.6.25 asserts that *"Development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself."* In addition, paragraph 6.6.26 sets out that *"TAN 15: Development and Flood Risk should be referred to for further policy advice on development and flood risk."*

The site falls within FMFP Zone 2 & 3 in terms of rivers and Zone 3 for seas. Policy MD7 (Environmental Protection) of the LDP requires development proposals to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from flood risk and its consequences. The policy goes further to state that in respect of flood risk, new developments will be expected to avoid unnecessary flood risk and meet the requirements of TAN15, citing specific requirements relating to Zone C2, as per the old Development Advice Maps and TAN15, which have now been superseded.

Section 10 of TAN15 (2025), paragraph 10.23 states that development other than highly vulnerable development, will only be appropriate in flood zone 3 *'if they are essential to the Development Plan Strategy to regenerate an existing settlement or achieve key economic or environmental objectives. Any redevelopment proposal must be consistent with the acceptability considerations in section 11.... Proposals that address national security or energy security needs, mitigate the impacts of climate change, that are necessary to protect and promote public health may also, by exception, be appropriate provided that their locational need is clear and the potential consequences from flooding have been considered and found to be acceptable.'*

It goes on within paragraph 10.24 to state that in flood zone 3, developers must undertake a flood consequences assessment proportionate to the nature and scale of the proposal.

The proposals are considered to represent less vulnerable development for the purposes of TAN15, and although not a regeneration initiative, noting aforementioned presumption for such development within PPW, it is considered reasonable to consider that such development would assist in meeting key economic and environmental objectives by providing suitable storage facilities to assist in transition to the low carbon economy. Pursuant to this the proposals have been supported by a Flood Consequence Assessment prepared by Quad Consult dated July 2025.

The FCA details that the proposals are similar in extent to the previously demolished power station with a development plateau associated at an average of 7.2m AOD, that would not require significant site level change. The tidal flood modelling undertaken indicates that the site is predicted to be entirely flood free during the 0.1% annual exceedance probability (AEP) event plus climate change, compliant with the provisions of section 11 of TAN15. In terms of fluvial flood risk, it is noted that the site would partially flood in both the 1% and 0.1% AEP event (inc climate change). However, it is indicated that during 1% events that this would be largely limited to access roads and to a shallow depth (less than 0.3m), noting that the development plateau would ensure that critical site infrastructure would remain flood free. During the 0.1% flood event, again the critical site infrastructure would remain flood free and whilst limited areas would flood to circa 0.85m in the north-east, elsewhere it would remain below 0.6m. This would comply with the provisions of figures 5 and 6, section 11 of TAN15.

Furthermore, noting the existing plateau from previous development at the site and predicted flood depths, the FCA indicates that there would be no unacceptable levels of displacement as a result of the works. Additionally, no staff would be employed at the site and therefore the introduction of the use would not result in associated hazards.

Natural Resources Wales have been consulted with regard to the application, who have considered the content of the FCA and that it 'satisfactorily demonstrates that the risks and consequences of flooding are manageable to an acceptable level' and therefore have no objection owing to flood risk.

Following consultation with the Council's Drainage section they have confirmed that there are no issues with surface water flooding of the site and that the proposed means of drainage would be acceptable in principle and could be dealt with under the SAB process.

DCWW initially objected to the proposals owing to the location of one of their assets within the site and the need for further exploratory works to be undertaken to understand impacts and any associated potential works. However, following further dialogue with the agent and DCWW it was agreed that a suitable pre-commencement condition requiring details of a scheme to safeguard or divert this asset being agreed.

In conclusion, the development of the site is acceptable in terms of flood risk and drainage. The proposal is considered to comply with Policies SP1-Delivering the Strategy, criterion 12 of MD2- Design of New Developments & criteria 1, 2 & 5 of MD7 - Environment Protection of the Vale of Glamorgan Adopted Local Development Plan 2011-2026, and national guidance contained in paragraphs 6.6.25 and 6.6.26 of Planning Policy Wales (Edition 12), and paragraphs 6.2, A1.5, A1.14 and A1.15 of TAN15 - Development and Flood Risk (2025).

#### Pollution and Contaminated Land

Policy MD7 (Environmental Protection) of the LDP states that development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from pollution of land, surface water, ground water and the air (1), land contamination (2), hazardous substances (3), among other criteria.

NRW note that Sully Brook borders the southern edge of the site, Sully Drain borders the site to the east and the main Cadoxton River is located within 185 metres of the west of the site. As such they have requested a condition seeking a Construction Environmental Management Plan to ensure necessary management measures are agreed prior to commencement of development. The risks associated with the pollution associated with the construction phase would ordinarily be considered acceptable, subject to such a condition.

The application has also been supported by an Environmental Site Assessment & Preliminary Risk Assessment, that has been considered by both the Council's Shared Regulatory Services section and Natural Resources Wales. Having considered the submissions they have confirmed that they are satisfied that any associated risks can be suitably dealt with by way of suitable conditions attached to any consent. As such recommended conditions are proposed to be attached to any consent given including those identifying a CEMP; suitable remediation and verification measures and their associated implementation; unforeseen contamination and also relating to site won materials and importation of aggregates.

As such, following consultation with relevant consultees, it is considered that the proposals would not give rise to unacceptable risks of pollution and that they would be suitably managed and mitigated by way of suitable conditions being attached to any consent granted. It is therefore considered to comply with the provisions of Policy MD7 of the adopted Local Development Plan.

### Access and Highway Safety

The proposed facility would be accessed by Sully Moors Road to the east, utilising the existing access that previously served the Power Station. Supporting details indicate that this access is served by suitable visibility splays to provide safe access onto the public highway. The application is supported by a Transport Statement (TS) prepared by SLR consulting.

The few regular vehicular movements would be those associated with occasional routine site maintenance, with suggested 1-2 movements a month in association with the operation of the site. The TS anticipates that the construction and decommissioning phases would involve a sustained period of circa 24 months, where more intense traffic volumes, including HGV trips, would occur. The 12 month 'Civil Works' phase would amount to circa 30 two-way light good vehicle movements per day and 10 two-way heavy good vehicle movements per day; whilst the circa 4 month battery delivery phase would equate to approximately 10 LGV and 30 HGV two-way movements per day and within the circa 8 month 'electrical and mechanical' phase would result in circa 30 two-way LGV movements and 4 two-way HGV movements per day.

The supported TS has been considered by the Council's Highway Development section, who do not object to the proposals in terms of their highways impacts. Whilst they note the lack of footways serving the site, noting the nature of the development it is not anticipated that the proposals would generate pedestrian movements, either during construction or operation phases. They do however request that conditions are attached to any permission requiring a construction traffic management plan and condition surveys to ensure that the construction impacts of the development are properly considered and mitigated respectively.

Noting the above, it is considered that the proposals would not give rise to any unacceptable highway development impacts in terms of construction or operational phases and as such it is considered that the proposals are acceptable in terms of highway safety.

### Neighbouring amenity

The application is located within a wider industrial site and situated a significant distance from nearest residential receptors (circa 400m). Noting this separation and the nature of the use it is considered highly unlikely that the proposals would result in an unacceptable impact in terms of being an overbearing form of development or raise any potential privacy implications.

In terms of any potential for noise impacts the application as amended is supported by a Noise Impact Assessment prepared by JPM Acoustics dated October 2025, which considered the impact of the development upon the nearest residential receptors by modelling predicted noise outputs. The proposals are shown to include a 4m acoustic barrier running centrally through the site between the battery units and the inverters and substation to the northern end of the layout as shown on the plan below:

**Figure 4-1: Source and Receptor Locations**



The outcomes of the noise impact assessment suggest that predicted ratings are below the daytime and night-time background noise levels identified, indicating a low impact predicted to the nearest residential receptors. Comments were received from the Council's Shared Regulatory Services with regard to potential 'creeping background' noise levels, noting previous issues relating to noise experienced by nearby sensitive receptors from an adjacent site. Although initially suggesting that consideration could be given to the extension of the noise barrier to the southern end of the site, following further submissions from the applicant and discussion with the SRS officer, it was agreed that a suitable scheme of post-development noise monitoring to inform the need for any further mitigation and its subsequent delivery was an appropriate way to ensure that no amenity issues relating to noise arose from the development of the site. It was agreed that this could be sought by way of a suitably worded condition attached to any consent given.

Noting all of the above, subject to suitable conditions being attached to any consent granted, it is considered that the proposals would not cause unacceptable harm in terms of noise and would comply with the provisions of Policy MD7 of the LDP.

### Ecology and Green Infrastructure

Policy MG19, MG20, & MG21 of the LDP all seek to protect designated and non-designated habitats and species states of either international, national, or local importance; and set criteria applicable before developments that may affect them can proceed. In addition, Policy MD9 (Promoting Biodiversity) states that '*New development proposals will be required to conserve and where appropriate enhance biodiversity interest unless it can be demonstrated that:*

- 1. The need for the development clearly outweighs the biodiversity value of the site; and*
- 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes.'*



Planning Policy Wales Edition 12 (PPW12) Chapter 6 places increased emphasis on the need to preserve and enhance the natural environment with paragraph 6.4.5 of Planning Policy Wales (Edition 12, 2024) states that “*Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity...*” One of the requirements is for a Green Infrastructure Statement (‘GIS’) to be submitted with all planning applications, which will describe how green infrastructure has been incorporated into the proposal.

The application is supported by a Preliminary Ecological Appraisal prepared by Tyler Grange dated July 2025. This indicates that ‘proposed development area comprises bare ground, scattered scrub and buildings, all of which are habitats of negligible ecological importance.’ Further assessment of buildings for bats was undertaken by the applicant, that did not record any roosts, albeit recommends that a sensitive lighting strategy be implemented noting that bats use the site and adjacent land for foraging and commuting, whilst also recommending that bat boxes are installed within parcel 3. The supporting diagram is shown below with the application site indicated as parcel 1:



Noting this, no targeted mitigation is proposed for the habitats present within the site owing to their identified poor quality. However, the proposals do indicate that biodiversity enhancement would be provided to the eastern side of Sully Moors Road within Phase 3 on the above plan, whilst also proposing measures to limit the impact of construction works (CEMP) and ongoing management of the site post-development (landscape ecological management plan) are recommended by the applicant's appointed ecologist.

Having considered the submitted details, no concerns are raised by NRW in terms of ecological impacts of the proposals. The Council Ecologist has also considered the details, and whilst noting some recommendations for improvement including the provision of further details with regard to bird & bat boxes; hedgehog friendly fencing; hibernacula for reptiles and lizards, raises no objection to the proposals on the grounds of biodiversity.

A GIS has been supported with this application that seeks to apply the stepwise approach, noting that the site chosen is of negligible ecological value that the proposals avoid and minimise any impacts. Whilst the proposed enhancement is on a separate field parcel to the northern side of the road, the proposed measures, inclusive of enhancement of retained hedgerow with native species; wildflower planting; native tree planting and installation of bird and bat boxes. As noted, the County Ecologist notes that the nature and scope of the indicated works and enhancements are broadly satisfactory, albeit additional measures can be secured through a suitable landscape and ecological management plan covering all of the identified phases of development.

Noting the above, it is considered that the proposals accord with the aforementioned policy provisions and subject to suitable conditions would not give rise to ecological detriment and would provide suitable biodiversity enhancement.

### Fire safety

The applicant has provided a safety management plan for the proposals that includes details of the technology to be utilised at the site. This states that the batteries to be installed at the site would be Vanadium Redox Flow Batteries, that are stated as being at no risk of thermal runaway and would be installed in accordance with the recommended safety distances between units. Noting the type of technology proposed and the lack of objection, including from the South Wales Fire Service it is considered that this does not represent a reason to refuse planning permission.

### Archaeology

Policy MD8 'Historic Environment' of the Local Development Plan states that development proposals must protect the qualities of the built and historic environment, including criterion 4 that states 'for sites of archaeological interest, development proposals must preserve or enhance archaeological remains and where appropriate their settings.' Whilst the application is not supported by a Heritage Impact Assessment, comments have been received from Heneb, stating that there is not an archaeological constraint restricting the grant of planning permission in this instance.

Comments were also received during the pre-application consultation process undertaken by the applicant, from Cadw, who advise that they had no objection to the proposed development with regard to ancient monuments, noting the presence of intervening landscape features between the development and ancient monuments, including GM378 Middleton Moated Site, circa 350m to the east of the site. As such this does not represent a reason to withhold permission in this instance.

#### Environmental Impact Assessment (EIA)

It is noted that no screening opinion was sought by the applicant, despite the development falling under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (“the EIA Regulations”). As part of the screening process undertaken by the Local Planning Authority on receipt of the planning application and having applied the selection criteria set out in Schedule 3, including the characteristics of the development, its location, and the potential magnitude and complexity of environmental effects, it was concluded that the proposal does not constitute EIA development. In particular, the development is not of more than local importance, is not located with a particularly environmentally sensitive or vulnerable location (such as a designated site) and is not likely to give rise to significant or unusually complex environmental effects that would trigger the requirement for EIA. Whilst localised issues concerning flooding were noted, these do not in themselves indicate that the project is likely to have significant effects on the environment, as required by Regulation 3 for an EIA to be required. Accordingly, the development does not require an Environmental Impact Assessment.

#### REASON FOR RECOMMENDATION

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, SP5 – Employment Requirements, SP10 – Built and Natural Environment, MG9 – Employment Allocations, MG19 – Sites and Species of European Importance, MG20 – Nationally Protected Sites and Species, MG21 – Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species, , MD1 - Location of New Development, MD2 - Design of New Development, MD7 - Environmental Protection, MD8 - Historic Environment, MD9 - Promoting Biodiversity, Policy 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 of the Vale of Glamorgan Adopted Local Development Plan 2011- 2026, and the advice contained within the Council's Supplementary Planning Guidance on Biodiversity and Development (2018), Design in the Landscape, Economic Development, Employment Land and Premises (2023), Minerals Safeguarding (2018), Planning Obligations (2018), Renewable Energy (2019), Future Wales: The National Plan 2040, Planning Policy Wales 12th Edition (2024), and Technical Advice Note 11 – Noise (1997), 12 – Design (2016), 15 – Development and Flood Risk, 18 – Transport (2007), 23 – Economic Development (2014) and 24 – The Historic Environment (2017), the development is considered acceptable in terms of its principle, visual impact, impact upon highway safety and neighbouring amenities, impact upon the historic environment, ecology and green infrastructure. 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.

## RECOMMENDATION

### APPROVE 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 (Carney Sweeney, July 2025)
- Pre-Application Consultation Report (Carney Sweeney, July 2025)
- Design & Access Statement (Centrica, July 2025)
- Transport Statement (SLR, July 2025)
- Preliminary Ecological Appraisal (Tyler Grange, July 2025)
- Green Infrastructure Statement (Tyler Grange, July 2025)

- Landscape and Visual Impact Statement (Tyler Grange, July 2025)
- Noise Impact Assessment (JPM Acoustics Ltd, October 2025)
- Flood Consequence Assessment (JBA Consulting, July 2025)
- Drainage Strategy Report & Flood Statement (Quad Consult Ltd, June 2025)
- Phase 1 Environmental Site Assessment & Preliminary Risk Assessment Report (Geosyntec Consultants, June 2025)
- Application Plans as follows:
  - OIXXXXX-CEA-AS-XX-DR-W-180 rev 4: Site Location Plan
  - OIXXXXX-CEA-AS-XX-DR-W-400 Rev 6: Proposed Layout Plan
  - OIXXXXX-CEA-AS-XX-DR-W-226: Auxiliary Transformer Details
  - OIXXXXX-CEA-AS-XX-DR-W-227: Security and Kitchen Container Details
  - OIXXXXX-CEA-AS-XX-DR-W-228: Welfare Container Details
  - OIXXXXX-CEA-AS-XX-DR-W-229: Step Up Transformer Details
  - OIXXXXX-CEA-AS-XX-DR-W-230 33kV Substation Details
  - OIXXXXX-CEA-AS-XX-DR-W-231: Fence & Gate Details
  - OIXXXXX-CEA-AS-XX-DR-W-232: CCTV Pole Mounting Details
  - OIXXXXX-CEA-AS-XX-DR-W-250: Battery Container Details
  - OIXXXXX-CEA-AS-XX-DR-W-255: PCS Container Details

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, 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 both during construction and operation of the site;
  - 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, further details of grassland seed (to be of local provenance); pillar-box access to building B4 and details of hibernacula for reptiles in the site);
  - 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.

4. No development or phase of development, including site clearance, shall commence until a site wide or phase Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
- Construction methods: details of materials, how waste generated will be managed;
  - 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.
  - Soil Management: details of topsoil strip, storage and amelioration for re-use.
  - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
  - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures.;
  - Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
  - Traffic Management: details of site deliveries, plant on site, wheel wash facilities
  - 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.
  - Details of site lighting during construction

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason:

To ensure necessary management measures are agreed prior to commencement of development or phase of development or specified activity and implemented for the protection of the environment during construction and to ensure compliance with the provisions of Policy MD7 of the Local Development Plan.

5. No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
1. A preliminary risk assessment which has identified:
- All previous uses
  - Potential contaminants associated with those uses
  - A conceptual model of the site indicating sources, pathways and receptors

- Potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination and to ensure compliance with Policy MD7 of the adopted Local Development Plan.

6. Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation. To prevent unacceptable risks to controlled waters and ecological systems and to ensure compliance with the provisions of Policy MD7 of the adopted Local Development Plan.

7. 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 Policy / Policies SP1 (Delivering the Strategy) / MD7 (Environmental Protection) of the Local Development Plan.

8. Prior to the operation of the development or phase of development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:
- Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required.
  - Timescales for submission of monitoring reports to the LPA e.g. annually.
  - Details of any necessary contingency and remedial actions and timescales for actions.
  - Details confirming that the contingency and remedial actions have been carried out.
  - The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason:

A long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development and to ensure compliance with the provisions of Policy MD7 of the adopted Local Development Plan.



9. 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.

10. 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.

11. 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, but not be limited to,

- Details of delivery hours outside am & pm school pick / drop off times,
- Access/haulage Route. Not via local settlements or villages
- Compound layout including parking for construction vehicles. No vehicles to park or wait along Sully Moors Road.
- Loading and unloading areas for plant and materials on site.
- Measures to control water, mud and debris entering the highway.
- Suitable boundary treatments to protect the public
- Any signage or traffic management required as part of the development.
- Construction Workers Travel Plan to accompany the CTMP.
- Details of ongoing management and monitoring of the approved plan and associated measures

The development shall thereafter 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.

12. No development (including site clearance and demolition) shall take place, until a pre-construction Condition Survey 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 (but should include but not be limited to the extents fronting the site along Sully Moors Road). 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.

13. Within 1 month following the completion of the development, a Second Condition Survey along the route agreed under Condition 12 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.

14. Within 14 days of the operational use of the site (or phase thereof), a post installation noise assessment shall be undertaken. Details of the test results shall be submitted to the Local Planning Authority within 14 days of the test date together with any details of mitigation should the units not achieve the required overall rating figure of -10dBA below the background noise level (L90) at 1 metre from the boundary of the nearest noise sensitive receptor at day and night. There shall be no intermittent or tonal characteristics nor dominant frequencies exhibited at the nearest receptors. Any mitigation identified within the submission shall be undertaken within 14 days of the date of submission of the results.

Further acoustic measurements shall be undertaken following the completion of any identified measures, with the results and any further mitigation required submitted to the Local Planning Authority for approval in writing within 14 days of approval. This shall be repeated until such time as the identified noise levels are met. The development shall thereafter be operated in accordance with the approved details.

Reason:

To safeguard residential amenity and to ensure compliance with the terms of Policy MD2 (Design of New Development) and MD7 (Environmental Protection) of the adopted Local Development Plan.

15. No development shall take place until details of a scheme to either protect the structural condition or divert the DCWW asset identified as 12 IN. AC 1912 on DCWW plan ref 314548,168514 to the north-east of the site, have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the DCWW asset.

No other development pursuant to this permission within the protection zone shall be carried out until the works necessary for the implementation of the approved protection measures or diversion scheme are completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained for the lifetime of the development.

Reason:

To protect the integrity of the public watermain(s) and avoid damage thereto and to ensure compliance with Policies MD2 and MD7 of the Development Plan.

**NOTE:**

1. **The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are reminded that the responsibilities below rest with the developer:-**

**(i) determining the extent and effects of such constraints;**

**(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;**

- Unprocessed / unsorted demolition wastes.**
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.**
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and**
- (iii) the safe development and secure occupancy of the 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.**

**APPLICANT:** Mr DR and Mrs EG Davies 1 Vale Business Park, Llandow, CF71 7PF

**AGENT:** Mrs J Jones 23 Hillside Drive, Cowbridge, CF71 7EA

### **1 Vale Business Park, Llandow**

Construction of 2 no. buildings comprising a total of 8 no. Class B2 and/or Class B8 units and associated access and car parking.

### **REASON FOR COMMITTEE DETERMINATION**

The application is required to be determined by Planning Committee under the Council's approved scheme of delegation because the application is of a scale that is not covered by the scheme of delegation.

### **EXECUTIVE SUMMARY**

This application relates to land at Vale Business Park, Llandow. The site is currently vacant and sits on a business park surrounded by other industrial units within an allocated existing employment area. The application seeks permission for the erection of 8 no. B2/B8 units arranged in two blocks, together with associated parking.

Insofar as consultees, no responses have been received by neighbouring properties, and no objections have been received following amendments, additional details and subject to suitable conditions and informatives by the Council's Highway Authority, Drainage Section, Shared Regulatory Services, Welsh Water, Natural Resources Wales, South Wales Police and Council Ecologist.

Following consideration of the proposed development and viability assessment, no S106 contributions would be sought in this instance as it is considered to have been adequately demonstrated that it would not impact upon the viability of the site and the allocated employment land.

The recommendation is to approve the application.

### **SITE AND CONTEXT**

This application relates to land at Vale Business Park, Llandow. The site is currently vacant and sits on a business park surrounded by other industrial units within an allocated existing employment area. The site comprises a rectangular shaped parcel of land of around 105m length (north to south) and 120m width (east to west), occupying an area of around 1.258ha. The site is immediately bound to the north, east and west by the wider Vale Business Park, followed in all three of those directions by open fields. To the south, it is bound by the Vale Business Park access road, followed by agricultural fields. Llandow race circuit is approximately 350m to the south.

A site location and proposed block plan is attached below:



## DESCRIPTION OF DEVELOPMENT

This application seeks permission for the erection of 8 no. B2/B8 units arranged in two blocks, together with associated parking. Block A would measure 42m in width by 25m in depth. The building would have an overall footprint of 1050sqm. and comprise of three individual units. Block B would measure 60m in width by 18m in depth. This building would have an overall footprint of 1080sqm. and comprise of five individual units.

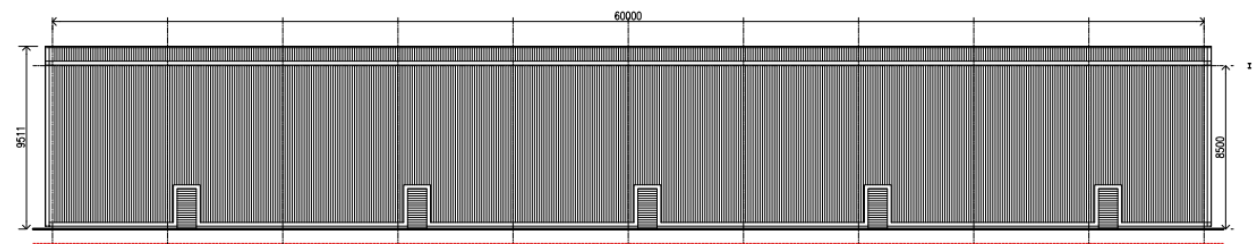
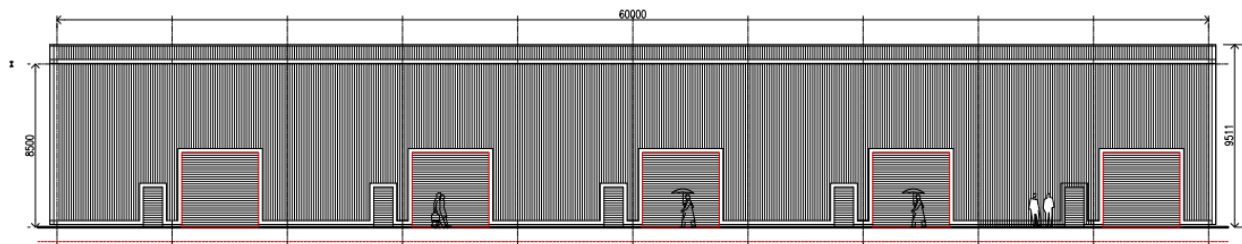
A total of twenty-eight parking spaces and six cycle parking stands would also be provided to serve the proposal.

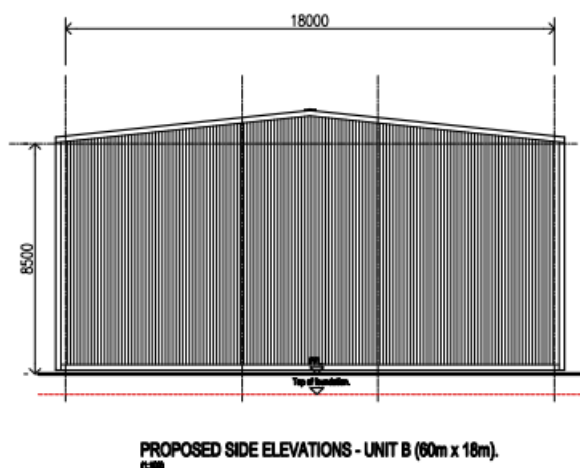
Proposed site layout and elevation plans are attached below:

### **Proposed Site Layout:**



**Proposed Elevations (unit 1 as per above plan or B as per floor/elevation plan):**





## PLANNING HISTORY

1982/00088/RES, Address: Part of Llandow Industrial Estate, Cowbridge, Proposal: New roads and sewers, Decision: Approved

2001/01038/FUL, Address: Unit 1, Llandow Industrial Estate, Llandow, Proposal: Erection of precast concrete casting facility with batching plant, offices and stores. Full hardstanding for stacking/trafficking, Decision: Approved

2010/00580/SC1, Address: Land at Vale Business Park, Llandow, Proposal: Erection of a 1.5MW wind turbine, Decision: Pre-Application Response

2011/00115/FUL, Address: Unit 1, Llandow Industrial Estate, Cowbridge, Proposal: Drill and test the insitu lower limestone shale and associated strata, Decision: Withdrawn

2011/00812/FUL, Address: Unit 1, Llandow Industrial Estate, Llandow, Proposal: Drill and test the insitu lower limestone and associated strata for the presence of gas, Decision: Refused

## CONSULTATIONS

**Llandow Community Council** were consulted on 21 February 2025. No comments received to date.

**The Council's Highway Authority** provided comments on 30 October 2024. Initially concerns were raised with regard to suitability of the proposed access location, noting reduced visibility on the inside of a bend and vision splays extending over third-party land, posing potential safety risks. Additional issues include the need for a speed survey to justify visibility assumptions, swept-path analysis to demonstrate HGV manoeuvrability, clarification of access limitations to certain units, and submission of plans at an appropriate scale. At the time they advised that, whilst parking provision meets council standards, the highway authority advised that unless these matters were addressed, it may be necessary to object to the proposal.



Following revised plans, further comments received in November 2025 outline that the highway authority acknowledges that the proposed access provides 25 m visibility splays appropriate for a 20-mph environment, with potential for greater visibility than currently illustrated, and notes that these splays must remain free of obstruction. Parking provision is considered adequate, with any overflow confined to the private access road, and swept-path analysis confirms that articulated HGVs can safely enter and exit in forward gear. Although the increased 5 m gap between Units A1 and A2 limits access to smaller vehicles, this is regarded as a site management matter rather than a highway concern. On this basis, the highway authority raises no objection to the scheme, subject to the condition that all visibility splays are kept permanently clear of any planting or structures to ensure public safety.

**Chief Fire Officer** was consulted on 21 February 2025 and commented that the site plan/s of the above proposal has been examined and The Fire Authority has no comment to make on access for fire appliances or water supplies. The Fire Authority has no objection to the proposed development and refers the Local Planning Authority to any current standing advice by the Fire Authority about the consultation. The developer should also consider the need for the provision of:-

- a. adequate water supplies on the site for firefighting purposes; and
- b. access for emergency firefighting appliances

**Council's Drainage Section** were consulted on 21 February 2025 and commented: This site is located within DAM Zone A which is not considered to be at risk to fluvial and coastal / tidal flooding. NRW flood maps (TAN15 2004) indicate that this site is at a very low risk of surface water flooding.

This application is subject to SAB approval prior to any commencement of work. As such a detailed design for the surface water drainage will be required to be submitted through the SAB process. A preliminary drainage strategy has been provided proposing infiltration pending percolation testing and it is stated that SAB approval is intended to be sought. An advisory regarding SAB is requested.

**Shared Regulatory Services (Pollution)** were consulted on 21 February 2025. no comments have been received to date.

**Heneb, The Trust for Welsh Archaeology (GGAT)** were consulted on 21 February 2025 and commented no objections.

**Dwr Cymru Welsh Water**, were consulted and commented on 23/09/2024 raising no objections but requested a condition related to no surface water flows connecting directly or indirectly to public sewerage network and asset protection and advisory notes. Further comments received in 2025 offered no objection in principle to the foul flows discharging to the public sewer. The comments noted the surface water is set to be drained to a soakaway and reiterated the condition regarding surface water, as specified above.

**The Council's Planning Ecologist** was consulted on 21 February 2025 and commented raising a holding objection until plans including biodiversity and mitigation features are illustrated. Following the receipt of amended plans, further comments received on 3/12/2025 confirm no objection on grounds of biodiversity.

**Contaminated Land, Air & Water Quality** were consulted on 21 February 2025 – Conditions and Advisory note: *The above Preliminary Risk Assessment Report confirms the potential for contaminants on site associated with its former uses. Further site based assessments are recommended to determine the extent of any contamination and any remediation required. These will need to be submitted for approval (along with a complete copy of the above report).* Conditions relating to contaminated land assessment, remediation and verification, unforeseen contamination, imported soil and aggregates and use of site won materials are recommended.

**South Wales Police** were consulted on 21 February 2025 and commented: No objection and provided guidance relating to secure by design.

**Llandow Ward councillor** was consulted on 21 February 2025. No comments received to date.

**Natural Resources Wales**, were consulted on 21 February 2025 and comments have been summarised as follows: A review of the submitted desk study identifies the need for a site investigation due to the unknown historic use of the existing hangar/warehouse, and therefore the previously requested conditions and informatives remain necessary. These conditions require a full contamination risk management process, including a preliminary risk assessment, site investigation, detailed risk assessment, remediation strategy, verification plan, and subsequent verification reporting, along with provisions for long-term monitoring and procedures for addressing any unexpected contamination. Natural Resources Wales highlights the need for adherence to relevant guidance, including the Land Contamination Risk Management (LCRM) framework, and advises that all contaminated materials be properly characterised and managed under appropriate waste and permitting regulations. In addition, infiltration drainage will require testing and approval to ensure no unacceptable risk to controlled waters, and protected species considerations should be assessed by the Authority's ecologist. NRW further notes that foul drainage proposals raise no concerns subject to existing treatment capacity, and reminds the applicant that additional permits or consents may be required beyond planning permission.

## REPRESENTATIONS

The neighbouring properties were consulted on 4 September 2024. A site notice was also displayed on 12/09/2024. The application was also advertised in the press on 19/09/2024. No neighbouring representations have been received to date.

## REPORT

### Planning Policies and Guidance

## **Local Development Plan:**

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

### **Strategic Policies:**

POLICY SP1 – Delivering the Strategy

POLICY SP5 – Employment Requirements

### **Managing Growth Policies:**

POLICY MG9 – Employment Allocations

### **Managing Development Policies:**

POLICY MD1 - Location of New Development

POLICY MD2 - Design of New Development

POLICY MD4 - Community Infrastructure and Planning Obligations

POLICY MD7 - Environmental Protection

POLICY MD8 - Historic Environment

POLICY MD9 - Promoting Biodiversity

POLICY MD16 - Protection of Existing Employment Sites and Premises

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

## **Future Wales: The National Plan 2040:**

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

### **Chapter 3: Setting and achieving our ambitions**

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

### **Chapter 4: Strategic and Spatial Choices: Future Wales' Spatial Strategy**

- Guiding framework for where large-scale change and nationally important developments will be focussed over the next 20 years.
- Strategy builds on existing strengths and advantages and encourages sustainable and efficient patterns of development.

### **Chapter 5 – The Regions**

- The Vale of Glamorgan falls within the South East region.
- Regional policies provide a framework for national growth, for regional growth, for managing growth and supporting growth.

- In the absence of SDPs, development management process needs to demonstrate how Future Wales' regional policies have been taken into account.

#### Policy 1 – Where Wales will grow

- Supports sustainable growth in all parts of Wales.
- Development in towns and villages in rural areas should be of an appropriate scale and support local aspirations and need.

### **Planning Policy Wales:**

National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales,

The following chapters and sections are of particular relevance in the assessment of this planning application:

#### Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

#### Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places
- Accessibility
- Previously Developed Land

#### Chapter 5 - Productive and Enterprising Places

- Economic Infrastructure (electronic communications, transportation Infrastructure, economic development, tourism and the Rural Economy)

### **Technical Advice Notes:**

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 5 – Nature Conservation and Planning (2009)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 23 – Economic Development (2014)

## **Welsh National Marine Plan:**

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

## **Supplementary Planning Guidance:**

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Biodiversity and Development (2018)
- Design in the Landscape
- Parking Standards (2019)

## **Other relevant evidence or policy guidance:**

- Manual for Streets (Welsh Assembly Government, DCLG and DfT - March 2007)
- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management
- Welsh Office Circular 13/97 - Planning Obligations

## **Equality Act 2010**

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the preparation of this report.

## **Well-being of Future Generations (Wales) Act 2015**

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

## **Issues**

The primary issues to consider in assessing the proposals against the policies and guidance listed above are the principle of development, the design and visual impact of the proposals upon the character of the site and wider setting. Consideration will also be given to potential impacts on residential amenity, ecology, highway safety, green infrastructure and biodiversity enhancement.

## Principle of Development

Policies SP5- Employment requirements and MG9- Employment Allocations outline that in order to ensure the continued prosperity of the Vale of Glamorgan and promote growth in the capital region, 492 hectares (369 ha net) of land is allocated to meet regional and local employment needs. The land has been allocated to ensure that an appropriate range and choice of land is available throughout the Authority to meet future employment needs of B1, B2 and B8 uses.

Policy MD16 identifies the application site as part of existing employment site for Classes B1, B2 and B8 uses. LDP Policy MD14 (New Employment Proposals) support proposals for class B1, B2 and B8 employment uses, and complementary ancillary uses on existing and allocated employment sites. Planning Policy Wales and TAN23- Economic Development echo these sentiments and support the strategic approach to directing industrial development to allocated employment sites. The wider site has already been largely developed, and the proposal seeks to construct two buildings comprising a total of 8 no. Class B2 and/or B8 units and associated access and car parking.

As such, the erection of the buildings for the identified use would be acceptable in principle subject to the proposal complying with the general criteria set out within relevant policies, inclusive of MD1, MD2, MD7 and MD16 of the adopted LDP 2011-2026. These issues will be considered under the following headings of visual impacts, neighbouring impacts, parking and highway safety, flooding and drainage, ecology and S106 obligations.

## Visual Impacts

Policy MD2 of the Local Development Plan 2011 – 2026 states a number of criteria to that development proposals should meet in order to create high quality, healthy, sustainable and locally distinct places. These include criteria 1 and 2 that require proposals to be of a high standard of design that positively contribute to the context and character of the surrounding built environment and respond appropriately to the local context and character.

The proposed facility would be bound to the north, east and west by the wider Vale Business Park, within a setting of wider commercial development and therefore would have an established relationship in terms of siting and layout. This area currently comprises of a hardstanding and currently serves no particular purpose or beneficial use for the site. The submitted Design and Access statement notes that the proposal would provide 2 no. Class B2 and/or Class B8 buildings, that would be subdivided into 8 smaller units of different sizes.

Block A would measure 42m in width by 25m in depth. The steel portal frame building would have a shallow pitched roof with an eaves height of 6.45m and a maximum ridge height of 7.45m. The building would have an overall footprint of 1050sqm. and comprise of three individual units measuring:

- Unit A1: 300sqm
- Unit A2: 300sqm
- Unit A3: 450sqm

Block B would measure 60m in width by 18m in depth. The building would have an eaves

height of 8.5m and a maximum ridge height of 9.5m. The building would have an overall footprint of 1080sqm. and comprise of five individual units measuring:

- Unit B1: 216sqm
- Unit B2: 216sqm
- Unit B3: 216sqm
- Unit B4: 216sqm
- Unit B5: 216sqm

The height of the proposed buildings would be comparable to other units in the vicinity of the site and the materials proposed consisting of steel walls and roofs would be appropriate given the industrial character of the site and wider area. Moreover, the site is located on an established industrial site, and the proposals would not be excessive in scale for development of this form as allocated within the local development plan.

The proposal also includes layout provisions for a total of twenty-eight parking spaces, and six cycle parking stands would also be provided to serve the proposal, along with appropriate hard and soft landscaping. This arrangement is considered acceptable in relation to visual amenity.

As such, when taking into account the character of the area, it is considered that the proposed units would not have an unacceptable visual impact on the site or the surrounding area. Accordingly, it is considered that the visual impact of the proposal would be acceptable, complying with the requirements of policies MD1 and MD2 of the Adopted LDP 2011-2026.

#### Impacts upon neighbouring industrial units

Given the use of the surrounding units and those within neighbouring industrial sites fall within defined employment land, it is generally accepted that the noises, traffic and odours that would be generated from the employment uses would be acceptable. As such, it is considered that the proposed uses within the identified employment site would not harmfully impact upon the adjoining units by virtue of the traffic generation, noise or odours. Moreover, the buildings would be large but not impact upon any neighbouring buildings by way of being overbearing.

#### Impacts upon neighbouring residential properties

Criterion 8 of policy MD2 requires that new development should safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance.

Policy MD7 (Environmental Protection) requires proposals to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from (inter alia): · Noise, vibration, odour nuisance and light pollution.

The site is located on an industrial site where other units benefit from other similar uses and as such it is considered, in principle that the proposed uses would not be likely to result in any unacceptable impact on residential amenity, arising from noise, vibration, odour nuisance, or light pollution. The site is situated within an established industrial estate where neighbouring units operate under similar commercial and industrial uses, ensuring that the proposal remains compatible with the character and function of the surrounding area. Furthermore, the nearest residential property is located in excess of 300 metres from the site, providing a substantial separation distance that effectively mitigates the potential for any adverse residential impacts. As such, the proposal is considered to have no material effect on residential amenity and complies with the requirements of Policy MD2 and MD7.

### Highways and Parking

Criterion 6 of policy MD2 states that in order to create high quality, healthy, sustainable and locally distinct places, development proposals should: have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree.

The submitted Design and Access Statement notes: access to the site will be via the main entrance to Vale Business Park, off the Llantwit Major Road/B4270. The existing access would be stopped up and a new access point created to serve the proposed development. The new access would be provided with 10m radius kerbing. The proposals are appropriately located for access by sustainable modes, considering the site is situated in an existing employment area, where movements can be accommodated safely.

The Council's adopted Parking Standards indicate that each unit should have a maximum 1 van space and 2 non-operational space (small industry <235 sq.m). The submitted Design and Access statement further notes: In accordance with the Council's Parking Standards Supplementary Planning Guidance, both blocks would provide a minimum area of 150sqm operational area for each building to allow the maximum number and size of vehicles likely to serve the development at any one time and to manoeuvre with ease and stand for loading and unloading without inconvenience to vehicles and pedestrians on the road or to other users of the site. A total of twenty-eight parking spaces and six cycle parking stands would also be provided to serve the proposal. 5% of the total car park capacity will be designated for disabled people (to include both employees and visitors).

Comments received note that the Highway Authority acknowledges that the proposed access provides 25 m visibility splays appropriate for a 20 mph environment, with potential for greater visibility than currently illustrated, and notes that these splays must remain free of obstruction. Parking provision is considered adequate, with any overflow confined to the private access road, and swept-path analysis confirms that articulated HGVs can safely enter and exit in forward gear. Noting the above, it is considered that subject to conditions, there are no highways reasons that would prohibit the grant of planning permission.



Therefore, the proposed parking and servicing arrangements are considered to be compliant with the Council's adopted Parking Standards and Supplementary Planning Guidance. The scheme not only meets the maximum parking thresholds for units of this scale but also provides sufficient operational space to ensure that servicing, loading, and manoeuvring activities can be undertaken safely and efficiently within the site. The inclusion of dedicated disabled parking and secure cycle provision further supports accessibility and sustainable travel objectives. Accordingly, the parking layout and operational areas are judged to be appropriate for the nature and intensity of the proposed use and do not give rise to any concerns in respect of highway safety or site functionality. Noting the above, it is considered that subject to conditions, there are no highways reasons that would prohibit the grant of planning permission.

### Flooding and drainage

Vale Business Park is served by a private drainage system and treatment plant. A Drainage Strategy has been provided, showing that the site will be served by a gravity foul drainage system. The proposed foul drainage system will connect to the existing private sewerage system.

Notably, the Council's Drainage Section have raised no objection to the proposed drainage strategy. Similarly, in terms of external consultees, Welsh Water (Dwr Cymru) have not objected to the scheme but have requested a condition related to no surface water connecting directly or indirectly to public sewerage network. NRW have also raised no objections to the foul drainage proposals, provided the existing treatment facility has sufficient capacity, but reminds the applicant that separate environmental permits or consents may be required in addition to planning permission.

Overall, the proposed foul drainage arrangements are considered acceptable in principle, given that foul water will be directed to the existing private drainage network that already serves Vale Business Park, and no evidence has been identified to suggest any capacity or environmental constraints.

Regarding surface water, a SuDS (Sustainable Drainage Systems) scheme is proposed to manage surface water which will require SuDS Approval. NRW (Natural Resources Wales) comments note that the use of infiltration drainage will need to be supported by appropriate ground testing and formal approval to ensure it does not pose a risk to controlled waters, and as such a condition is recommended to address this. NRW also note that infiltration drainage forms an integral component of Sustainable Drainage Systems (SuDS), and as such, the proposed infiltration strategy will be assessed in detail through the SAB process.

A Preliminary Risk Assessment submitted within the supporting documents identifies no significant surface water features are indicated within 500m of the site, although several streams are present in the locality. The Vale of Glamorgan coastline is more than 5km to the southwest. The site is not indicated to be at risk from flooding from rivers and seas and its location outside an area of identified flood risk confirms to be at as being at very low risk of flooding from rivers, the sea, or surface water. This further demonstrates that the development does not raise concerns in respect of flood risk.

The Council's Drainage Section have also noted that the application is subject to SAB approval prior to any commencement of work. The absence of objection from Welsh Water, NRW and the Council's Drainage Section, alongside the Council's drainage advice, indicates that outstanding technical matters can be satisfactorily addressed through conditions and the separate SAB consent. Accordingly, there are no drainage or flood-risk considerations that would preclude the granting of planning permission.

### Contaminated land

Policy MD7 (Environmental Protection) requires development proposals to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from (inter alia):

- Land contamination
- Hazardous substances
- Noise, vibration, odour nuisance and light pollution;

Given the site's extensive commercial/industrial history, the Council's Contaminated Land Officer notes that the submitted Preliminary Risk Assessment identifies potential contamination linked to former uses. Further intrusive site investigations are required to establish the nature and extent of contamination and any necessary remediation. Conditions are therefore recommended covering contamination assessment, remediation, verification, unexpected contamination, and controls on imported and site-won materials. Natural Resources Wales (NRW) similarly advises that, due to uncertainties regarding historic activities within the existing hangar/warehouse, a full land contamination risk-management process is necessary but are satisfied that this can be dealt with through suitable conditions attached to any consent given. Required stages include a preliminary risk assessment, site investigation, detailed risk assessment, remediation strategy, verification plan and reporting, and any long-term monitoring. NRW also emphasises adherence to the Land Contamination Risk Management (LCRM) framework and the proper classification and management of any contaminated materials under relevant waste and permitting legislation.

Policy MD7 (Environmental Protection) of the adopted Local Development Plan sets out that development must not give rise to unacceptable adverse impacts on human health, residential amenity, property, or the natural environment. Subject to the imposition of the recommended conditions and adherence to the regulatory requirements set out by NRW and the Council's Shared Regulatory Services, it is considered that the proposal can be delivered without resulting in unacceptable environmental impacts and would therefore comply with the provisions of Policy MD7.

### Ecology and Green Infrastructure

Policy MD9 of the LDP is most relevant to biodiversity, it requires new development proposal to conserve and where appropriate enhance biodiversity interests. The Council's Biodiversity and Development SPG (2018) requires new development to provide ecological enhancements to promote biodiversity within the Vale of Glamorgan.

The application site comprises of an open area of level concrete hard standing with patches of ruderal vegetation along the north and south boundaries. A Preliminary Ecological Appraisal (PEA) has been undertaken the findings of which confirm that the site is of relatively low ecological value. A scheme of ecological enhancement measures is recommended in the PEA to include:

- The installation of two bat boxes at the site to provide additional roosting habitat for bats;
- The installation of two bird boxes or integrated bird bricks to be incorporated into the proposed development.

Furthermore, Planning Policy Wales Edition 12 (PPW12) Chapter 6, places increased emphasis on the protection and enhancement of the natural environment. It states that all developments must achieve a biodiversity benefit and also that Green Infrastructure Statements should accompany all planning applications albeit that this will be proportionate to the scale and nature of the development proposal.

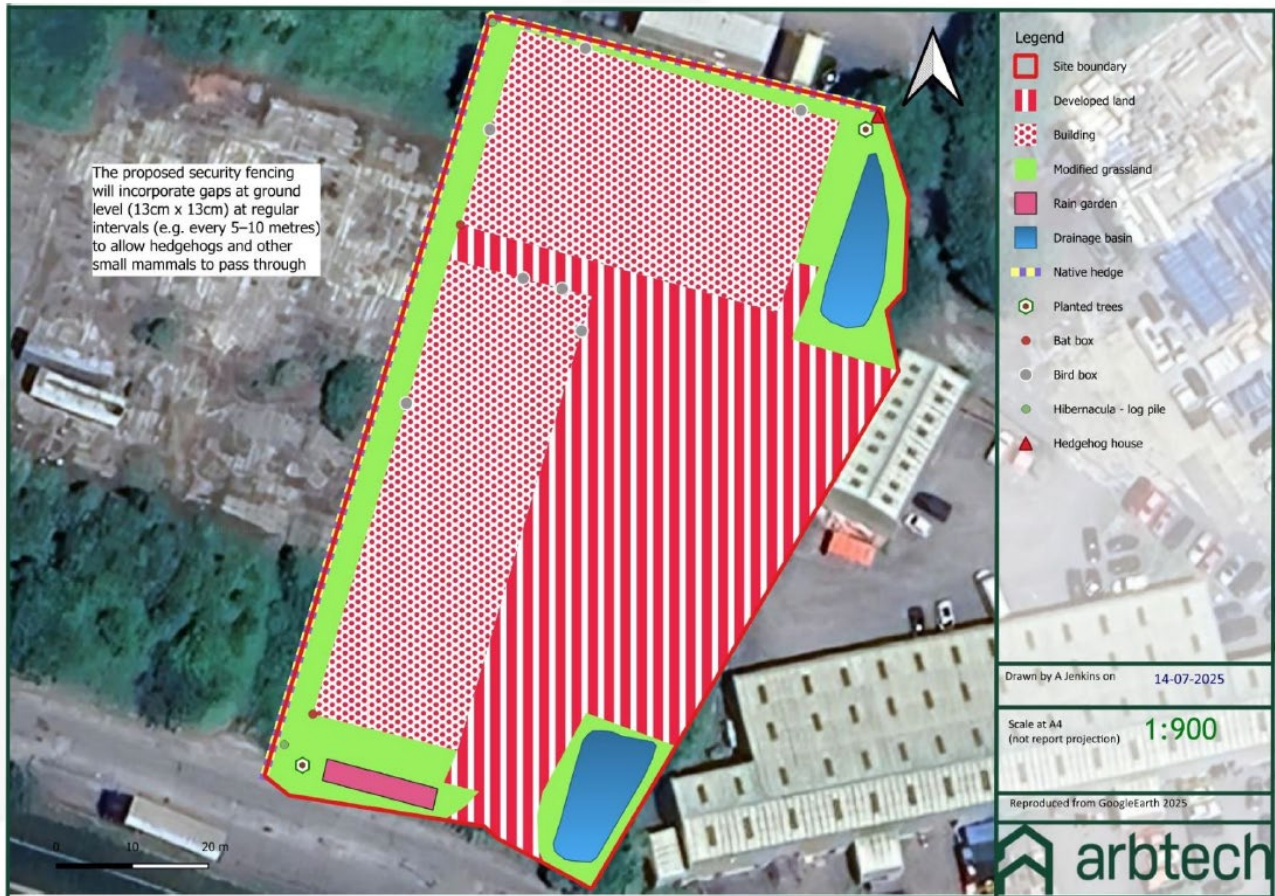
Policy 9 of Future Wales also states that in all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated.

In addition, a Green Infrastructure Statement (GIS) has been provided, to be read in conjunction with the PEA. The following green infrastructure is proposed to improve on-site biodiversity with higher quality habitats and increase site connectivity to greenspace in the wider landscape for wildlife:

- Using species-rich native seed mixes that incorporate pollinator-friendly plant species to increase invertebrate populations on-site and increase foraging opportunities for bats.
- The installation of hedgehog houses near to retained vegetation to provide refuge for hedgehogs.
- Planting young/semi-mature native tree species to increase the connectivity of the site for bats, birds, etc.
- Planting of native hedgerows along site boundaries (e.g., hawthorn *Crataegus monogyna* or beech *Fagus sp.*) to improve site connectivity to other green corridors in the nearby vicinity.
- The installation of bat and bird boxes (such as those mentioned in the PEA) to support these species on-site.

Appendix 4, attached within the Green Infrastructure Statement and presented below, suggests the proposed locality of the identified enhancements:

#### Appendix 4: Habitat Plan – post works



Overall, owing to the nature and context of the site, which is within a built-industrial environment, it is considered that the provision of the biodiversity enhancements noted, including the native hedge to the west and northern boundaries, would provide a positive biodiversity net gain to the site and wider area. The Council Ecologist initially raised a holding objection to the proposals but following the receipt of updated PEA and Green Infrastructure documents., inclusive of the recommendations noted above, confirmed no objection on grounds of biodiversity.

As such, the proposals are considered to comply with the relevant policies and guidance outlined above, including the requirements of MD9 and PPW 12, with regard to ecological impacts.

#### S106 Obligations

The Council has an adopted Supplementary Planning Guidance document entitled 'Planning Obligations' dated July 2018.

Following consideration of the proposed development and potential impacts and needs arising from the development, it was advised that the Council would be entitled to seek planning obligations for the following:

- Sustainable Transport;
- Public Open Space; and
- Training and Development,
- Public Art;

Consequently, the Council considered the need for contributions relating to sustainable transport facilities, training and development, public open space and public art. However, on being made aware of the S106 obligations for a development of this scale, the applicant has advised that as a consequence of the cost of constructing the building and projected sales, the financial contributions of this amount would render the scheme unviable.

### *Development Viability*

Paragraphs 6.3 and 6.4 of the SPG on Planning Obligations outlines that where a developer contends that the S106 requirements are too onerous and will potentially make the scheme unviable, they will be expected to submit a breakdown of the development costs and sales values and anticipated profits based on properly sourced evidence. The assessment must be submitted to the Council to provide evidence of the scheme's viability issues. Developers will be required to highlight any abnormal development costs, in order that their impact on the viability of a scheme may be assessed.

A financial breakdown, including build costs and projected sales figure were submitted with the planning application and have been considered. The LPA are satisfied that the financial breakdown of the scheme is reasonable in respect of costs and sales, which ultimately means that the viability of the development would be undermined if the financial contributions were sought through a Section 106 agreement. In kind contribution of public open space is shown to be provided and this would be controlled by way of planning condition.

As such, no S106 contributions would be sought in this instance as it has been adequately demonstrated that it would impact upon the viability of the site and the allocated employment land.

### REASON FOR RECOMMENDATION

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, SP5 – Employment Requirements, MG9 – Employment Allocations, MD1 - Location of New Development, MD2 - Design of New Development, MD3 - Provision for Open Space, MD4 - Community Infrastructure and Planning Obligations, MD7 - Environmental Protection, MD14 - New Employment Proposals, MD16 - Protection of existing Employment Sites and Premises of the Adopted Local Development Plan 2011-2026, it is considered that the proposal is acceptable in relation to the principle of development, siting, scale, design and materials, access and parking, impact on residential amenity and neighbouring units, flooding and drainage and ecology.

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.

### RECOMMENDATION

#### APPROVE 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:

Location Block Plan (received 29/07/2025)  
Ground Floor Plan Unit (received 29/07/2025)  
Elevations Unit A (received 29/07/2025)  
Ground Floor Plan Unit A (received 29/07/2025)  
Elevations Unit B (received 29/07/2025)  
New Access Setting Out (received 29/07/2025)  
Proposed Site Layout (29/07/2025)  
Drainage Strategy (received 29/07/2025)  
Vehicle Tracking (received 29/07/2025)  
Updated Green Infrastructure Statement (received 29/07/2025)  
Updated PEA (received 29/07/2025)

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. The biodiversity enhancement measures set out in document ref: Updated PEA and Updated Green Infrastructure Statement received 29/07/2025 shall be carried out in full prior to the first beneficial occupation or use of the development and thereafter retained in accordance with the approved details whilst the development remains in existence.

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.

4. The use of the units hereby approved (including deliveries and all other external operations) shall be confined to 07:00 to 23:00 Monday- Saturday. There shall be no arrival, departure, loading or unloading of delivery vehicles outside the above hours nor shall vehicles be allowed to remain on site overnight with motors or compressors running.

Reason:

To ensure the amenities of adjoining occupiers are protected and to ensure compliance with the terms of Policies MD2 Design of New Developments, MD5 Development with Settlement Boundary and MD7 Environmental Protection of the Local Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the buildings hereby approved shall be restricted to uses falling within Classes B2 or B8 only of the schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order.

Reason:

To control the precise nature of the use of the building given its location within an allocated employment site, and to ensure compliance with the terms of Policies MD1 and MD2 of the Local Development Plan.

6. Prior to the first beneficial occupation of any unit, the access, visibility splays, circulation and parking shall be completed in accordance with the details shown in drawing no. 11B Proposed Site layout and 10B New Access Setting Out and surfaced in accordance with the approved Site Drainage Layout 19577\_500\_r04 and retained for as long as the development remains in existence.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

7. Notwithstanding the submitted details, prior to the beneficial occupation of the first unit hereby approved, further details of the Green Infrastructure enhancements (to include details of the native hedgerow and planted trees) and ongoing maintenance of the Green Infrastructure enhancements in accordance with the approved 11B Proposed Site Layout and Updated Green Infrastructure Statement: Appendix 4: Habitat Plan - post works, shall be submitted to and approved in writing by the Local Planning Authority. The Green Infrastructure enhancements shall be provided in accordance with the details approved within 3 months of the first beneficial occupation of the first unit and maintained in accordance with the approved details for the lifetime of the development.

Reason:

To ensure satisfactory maintenance of the landscaped and amenity areas 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.

8. Notwithstanding the submitted details, prior to the beneficial occupation of the first unit hereby approved, further details of the open space areas (to include details of equipment (such as benches and bins)) and ongoing maintenance of the open space areas within the site shall be submitted to and approved in writing by the Local Planning Authority. The open space shall be provided in accordance with the details approved within 3 months of the first beneficial occupation of the first unit and maintained in accordance with the approved details for the lifetime of the development.

Reason:

To ensure satisfactory maintenance of the landscaped and amenity areas 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.

9. No development on the site shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.
1. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways, and receptors
    - potentially unacceptable risks arising from contamination at the site
  2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.



Reason:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination and to ensure compliance with Policy MD7 (Environmental Protection) of the adopted Local Development Plan.

10. Prior to the occupation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, 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 the provisions of MD7 of the adopted Local Development Plan.

11. Prior to the occupation of the development, a long term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required
- Timescales for submission of monitoring reports to the LPA e.g. annually
- Details of any necessary contingency and remedial actions and timescales for actions
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason:

A long term monitoring plan should be submitted prior to occupation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters and to ensure compliance with the provisions of MD7 of the adopted Local Development Plan.

12. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks and to ensure compliance with the provisions of MD7 of the adopted Local Development Plan.

13. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution and to ensure compliance with the provisions of Policy MD7 of the adopted Local Development Plan.

14. 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.

15. 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.

16. 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.

17. The drainage scheme for the site shall ensure that all foul and surface water discharges separately from the site and that land drainage run-off shall not discharge, either directly or indirectly, into the public sewerage system.

Reason:

To prevent hydraulic overloading of the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no 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.

18. The visibility splays shown on plan New Access Road Setting Out shall be maintained free of any obstruction exceeding 0.6m in height for as long as the development exists.

Reason:

In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.

19. The development hereby approved shall have a minimum of 10% of all car parking spaces provided therein to have active (fully wired and connected) electric vehicle charging points which shall be a 'Fast' charge type, prior to beneficial occupation of the development, which shall remain available for their designated use in perpetuity.

Reason:

To ensure satisfactory provision electric vehicle charging point parking to serve the development to ensure compliance with Policy 12 (Regional Connectivity) of Future Wales - The National Plan 2040.

**NOTE:**

1. **The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are reminded that the responsibilities below rest with the developer:-**

**(i) determining the extent and effects of such constraints;**  
**(ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;**

- Unprocessed / unsorted demolition wastes.**
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.**
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and**
- (iii) the safe development and secure occupancy of the site.**

- 2. 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)**

- 3. 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).**

**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.**