

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 19 MARCH 2026

Page	Application	Location	Item No.	Description
	2025/00004/TREE	Reservoir Wood, between Lewis Road, Llandough and Pen Y Turnpike	1.	Comments from Local resident (Laura Parrack)
	2025/01008/RG3	Land East of Dunraven Close, Cowbridge	2.	Response from Mr Liam Hopkins - The Urbanists (Planning Agent) regarding conditions 4,5,6,17,18,19,20,21

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 19 MARCH 2026

Application No.: 2025/00004/TREE	Case Officer: Martynas Koveckis
Location: Reservoir Wood, between Lewis Road, Llandough and Pen y Turnpike Road.	
Proposal: Request to apply a TPO to the area of woodland between Lewis Road, Llandough and Pen y Turnpike Road, also known as Reservoir Wood.	

From: Laura Parrack (Local Resident)

Summary of Comments:

Reservoir Wood is an ancient woodland which provides a habitat for a wide range of plants, fungi and other protected forms of wildlife. The woodland is important for carbon sequestration and soil health, as well as for providing amenity value to residents as a place for recreation.

There are concerns amongst the community that the woodland is at risk of development which would harm the value and contribution of the woodland to local ecology and the community.

Over 1300 residents have supported an online petition which backs the Councils decision to place a Tree Preservation Order on the woodland in order to protect it for current and future residents.

Officer Response: Comments were received during consultation and have been included within the Officers report.

Action required: Members to note.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 19 MARCH 2026

Application No.: 2025/01008/RG3	Case Officer: Mr. S. D. Butler
Location: Land East of Dunraven Close (the former construction compound associated with Phase 1 of the Clare Garden Village scheme), Cowbridge	
Proposal: Proposed new school - Ysgol Iolo Morganwg	

From: Mr Liam Hopkins -The Urbanists (Planning Agent)

Summary of Comments:

Following review of the DRAFT planning conditions, the agent has queried the wording of a number of conditions and the submission requirements. The agent has submitted additional /amended information to reduce the number of conditions that require the submission of details prior to the commencement of development. Furthermore, the need for several conditions has also been queried.

In summary the requested changes relate to the following conditions :

- Condition 4 - Full details and spot heights of existing ground levels
- Condition 5- Construction Environment Management Plan (CEMP)
- Condition 6- Construction Traffic Management Plan (CTMP)
- Condition 17 - Biodiversity Strategy
- Condition 18 - Landscape and Ecological Management Plan (LEMP)
- Condition 19 – Lighting strategy
- Condition 20 - Drainage scheme restricting surface water connections
- Condition 21 - Pre-construction highway condition survey

Officer Response:

Following receipt of amended details and additional documents, the following assessment can be made:

Condition 4- full details and spot heights of existing ground levels

Additional drawings have now been submitted which build upon the levels details shown in the submitted Engineering Strategy drawings and the Proposed and Existing Site Sections, where additional spot levels have been provided, as well as off-site datum levels. The level of information now submitted is considered sufficient in respect of the finished levels of the

building and the site and **Condition 4 can be amended** to make reference to the revised details.

Condition 5- Construction Environment Management Plan (CEMP)

Whilst a CEMP was submitted with the application, it requires amending and the agent has submitted an amended CEMP to avoid the need for the condition. The CEMP has been reviewed for its suitability by internal consultees. The Councils Highways engineer has reviewed and is happy with its content, however no comments have been received from the Councils EHO to date. In light of this **Condition 5 shall be retained as worded**.

Condition 6- Construction Traffic Management Plan (CTMP)

Whilst a CTMP was submitted with the application, it requires amending and the agent has submitted an amended CTMP to avoid the need for the condition. The Councils Highways engineer has reviewed and is happy with its content. In light of this **Condition 6 can be amended** to include reference the revised CTMP.

Condition 17 - Biodiversity Strategy

The request to review the trigger for the submission of details is noted. Following the submission of amended plans and details which include some of the requirements of the condition, following review and discussion with the Councils Ecologist, it is considered that the trigger for submission can be revised for a scheme to be submitted prior to the first beneficial use of the school and **Condition 17 can be amended** to revise the trigger point and further revised to ensure that photographs showing the measures in situ are submitted to the local planning authority.

Condition 18 - Landscape and Ecological Management Plan (LEMP)

The request to review the trigger for the submission of details is noted. Following review and discussion with the Councils Ecologist it is considered that the trigger for submission can be revised for a LEMP to be submitted prior to the first beneficial use of the school and **Condition 18 can be amended** to revise the trigger point.

Condition 19 – Lighting strategy

Reference is made by the agent that the application has been supported by a plan showing the location and type of lighting. Whilst this is the case, this plan does not show light spill levels which are required to ensure high value retained and proposed habitats, such as the hedgerows and the trees to be planted are protected. In light of this **Condition 19 shall be retained as worded**.

Condition 20– Drainage scheme

The agent has stated that the Drainage Strategy Report includes for a surface water connection to the highway surface water sewer and that SAB has approved this connection and therefore the condition contradicts the SAB approval.

Dwr Cymru Welsh Water have advised that both the planning and SAB applications indicate discharge of surface water flows to a highway drain, which is not a public or private sewer.

Therefore, the condition would not contradict the proposal and DDCWW would prefer it remains included to protect DCWW assets in future. In light of this **Condition 20 shall be retained as worded.**

Condition 21 - pre-construction highway condition survey

The agent has queried whether this condition is this standard, as it hasn't been used on other permissions where adopted road is used to access a scheme.

The condition is generally requested for major applications to establish the pre development condition of the relevant sections of highway to ensure that any damage to the highway can be directly linked to the development and then rectified by the developer. In light of this **Condition 21 shall be retained as worded.**

Action required:

Amend Condition 2 :

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

YIM-HLM-00-00-D-L-000010 P03 Site Location Plan Planning
Yim Hlm 00 00 D L 008001 Site Wide Sections
Yim HLM 01 RF D A 006200 Coloured Roof Plan P09
Yim HLM 01 00 D A 006000 Coloured Ground Floor Plan P10
Yim HLM 01 01 D 1 006100 Coloured First Floor Plan P10
Yim Hlm 01 Zz D A 006300 Coloured Elevations Sheet 1 S3 P06
Yim Hlm 01 Zz D A 006310 Coloured Elevations Sheet 2 S3 P06
Yim Hlm 01 Zz D A 006400 Coloured Building Sections S3 P06
Yim Mcp Zz Xx D E 290001 Proposed Electrical Ext Services Layout
Yim Stn 00 Xx D C 110000 P09 Engineering Strategy Sheet 1
Yim Stn 00 Xx D C 110100 P09 Engineering Strategy Sheet 2
Yim Stn 00 Xx D C 210100 P04 Proposed and Existing Sections
YIM-HLM-00-00-D-L-001000 P04 Existing Site Plan
YIM-HLM-00-00-D-L-004001P05 Landscape GA Plan - Planning
YIM-HLM-00-00-D-L-008001 P04 Site Wide Sections - Planning
YIM-HLM-00-00-D-L-250011 P04 Boundary Treatment Plan - Planning
YIM-HLM-00-D-L-300011 P03 Hard Landscape Strategy Plan - Planning
YIM-HLM-00-00-D-L-450011 P05 Soft Landscape Strategy Plan - Planning
YIM-HLM-00-00-L-L-453010 P03 Planting Schedule
YIM-STN-00-XX-D-C-130000 P06 Vehicle Tracking - Refuse, Minibus and Coaches
YIM-STN-00-XX-D-C-130200 P03 Vehicle Tracking - Fire Tender
YIM-HLM-ZZ-ZZ-R-A-902300 P0 5 Design & Access Statement
333701534-STN-XX-XX-RP-WENV-0001-P02 Flood Consequences Assessment
YIM-MCP-ZZ-XX-D-E-290000 P05 Proposed Electrical External Services Layout (lighting)
Reptile Mitigation Strategy - Ysgol lolo v1.0 (1)
Preliminary Ecological Appraisal
Muga Noise Impact Assessment
Low Carbon Design Strategy
Transport Statement
Historic Environment Desk Based Assessment
Photo viewpoint Locations (as referenced in Viewpoint 21 DAS)
Ysgol lolo Pac Report

Green Infrastructure Statement
Planning Statement
Phase 1 Ground Conditions Desktop Study
Tier 2 Geoenvironmental And Geotechnical Report redacted
Logistics And Phasing Plans 01 09 25
R01-SM-SG-Transport Statement (251201)
R02-SG-School Travel Plan (251201)
R03-SG-Parking Management Plan (251208)
Acoustic Design Report
Plant Noise Impact Assessment
Site Construction Compound Layout Plan
FO01-CON-64 Version 1.1 Environmental Management Plan (EMP)
2024-5454-TR05 A - VSPA 15.0m Luxury Coach
2024-5454-TR06 A - VSPA 15.0m Luxury Coach
N01-SM-Transport Response to Highways Comments (260112)
YIM-STN-00-XX-D-C-300000 - Drainage Layout Sheet 1
YIM-STN-00-XX-D-C-300100 - Drainage Layout Sheet 2
Construction Traffic Management Plan

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

Amend Condition 4 :

The development hereby approved relating to the proposed finished ground and floor levels of the school and all areas of external hard surfacing and the sports pitch shall be in accordance with the details hereby approved under drawings ref. Yim Stn 00 Xx D C 110000 P09 Engineering Strategy Sheet 1, Yim Stn 00 Xx D C 110100 P09 Engineering Strategy Sheet 2 and Yim Stn 00 Xx D C 210100 P04 Proposed And Existing Sections. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the amenities of the area are safeguarded, and to ensure the development accords with Policies SP1 (Delivering the Strategy) MD2 (Design of New Development) of the Local Development Plan.

Amend Condition 6 :

The construction phase of the development shall be carried out in full accordance with the approved Construction Traffic Management Plan received 16/02/2026.

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) and MD2 (Design of New Developments) and MD7 (Environmental Protection) of the Local Development Plan.

Amend Condition 17 :

Prior to the first beneficial use of the school, a Biodiversity Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for biodiversity enhancement including the provision of bird nesting boxes. The scheme shall be implemented as agreed and within 6 months of the completion of all biodiversity enhancements, photographs showing the measures in situ shall be submitted to the Local Planning Authority.

Reason:

In the interests of ecology and to secure mitigation, compensation and enhancement measures for biodiversity on site, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.

Amend Condition 18 :

Prior to the first beneficial use of the school, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include but not be exclusively limited to: clearly state the objectives for landscape and ecological management, include an assessment of existing ecological features and landscape characteristics, outline specific management practises for existing and newly created habitats, including details on planting, duration of maintenance and monitoring and any necessary remedial actions and reporting. The LEMP as approved shall be implemented in full accordance with the agreed details.

Reason :

In the interests of ecology and to secure mitigation, compensation and enhancement measures for biodiversity on site, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, Planning Policy Wales (February 2024) and Tan 5 Nature Conservation and Planning (2009) and ensure compliance with Policies SP1 (Delivering the Strategy) and MD9 (Promoting Biodiversity) of the Local Development Plan.