

ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 29 MARCH, 2023

Page	Application	Location	Item No.	Description
	2020/01590/HYB	Land South of Llandough Hill and Penarth Road, Llandough	1.	Comments from Max Wallis via Councillor G Carroll
	2022/01113/RG3	Land at Lower Cosmeston Farm, Lavernock	2.	Comments from Barry and Vale Friends of the Earth
			3.	Comments from Michael Garland, Keep Cosmeston Green
			4.	Comments received from residents of Marconi Holiday Site via Councillor Mahoney.
			5.	Letter from Welsh Government issuing a holding direction

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 29 March 2023

Application No.: 2020/01590/HYB	Case Officer: Mrs. Helen Winsall
<p>Location: Land South of Llandough Hill and Penarth Road, Llandough</p> <p>Proposal: Hybrid application comprising an outline application for residential development and a full application for the means of access into the site, provision of a spine road, drainage, engineering and infrastructure works (revised viability information received)</p>	

From: Max Wallis (Via Cllr G Carroll):

Summary of Comments:

- The drainage scheme has not been sufficiently detailed and checked;
- Now that SUDS is on a statutory basis, sufficient details should be given at the outline stage. The Council will be obliged to adopt the drainage channel alongside Cogan Pill Rd and the attenuation pond so this needs to be transparent in advance rather than left to the SUDS approval Body;
- The Council reports says there's one spring while the Community Council say "springs";
- There are no estimates of the flow in the spring(s) during rainstorms;
- The officers just seem to be guessing an equivalent area of 10 hectares;
- The run-off from this area in a 20mm /hour rainstorm, is 550 litres/s (above the extreme 1:100yr storm in the 14 Oct 2022 Drainage Note);
- This Drainage Note is crude, with insufficient detail to check- they don't say they use 10 hectares or some other figure. They should calculate storms lasting longer and water travel times, including underground to the springs;
- The plan shows an attenuation pond, but no estimate of the size needed and how quickly that would overflow in peak storms;
- They assume a 450mm drainage pipe, but don't consider if the flow could fit into the onward drainage system (under Penarth Rd). With the other flows down Llandough Hill, under the cottages and from the attenuation pond, would the flows again back up?;
- The gradient of the onward pipes (to the Ely river) is limited, normally a hydraulic assessment is needed - why didn't the officers require it?

Officer Response:

The Drainage Engineers have assessed the proposals and supporting information submitted, and commented on the application on three separate occasions, requesting additional information on the first two of those. They are aware of the various drainage and flooding issues in the surrounding area and have reviewed the proposals with this in mind.

Following the submission of further information, they have not raised an objection to the proposal. It should also be noted that NRW have advised that they do not have any adverse comments to make on flood risk grounds.

A detailed flood consequences assessment and drainage statement was submitted as part of the planning application. This sets out that surface water runoff from the development will be discharged into the existing surface water manhole located on site to Qbar (mean annual flood) greenfield run-off rates. A detention basin is proposed for this purpose in the north east corner of the site. The Council's Drainage Engineers have advised in their comments on the application that further details of the SUDs arrangements will be required to be submitted through the SAB process.

Flows from the wider catchment are proposed to be discharged along existing pathways, away from the proposed basin and other SUDS features. The Council's Drainage Engineers, advised in their comments that they found this arrangement acceptable, subject to further details of hydraulic calculations and engineering details being provided to demonstrate the proposed new surface water culvert has sufficient capacity to accommodate overland flows and to what return period the proposed overflow channel would be required.

A Technical Note was then submitted to provide the details requested by the Council's Drainage Engineers regarding the above. In respect of the Technical Note, the Council's Drainage Engineers advised in their comments that it is suggested by the assessment within the note that the culvert will have sufficient capacity to accommodate overland flows for events greater than 1 in 100 year plus 40% climate change (the note advises the culvert will have the capacity to accommodate flows up to the 1in 100 year plus 70% climate change event). The Council's Drainage Engineers further advise that it has been calculated that the proposed overflow to the existing surface water system will be operational from events of a 1 in 30 year return period, which they find acceptable.

Further to the above, it is commented that the final drainage strategy will require approval by the SAB and any assets serving more than one property will be subject to mandatory adoption by the Council. Approval of the final drainage strategy will be based on full construction details and supporting calculations, which are not available at this stage in the development process. The indicative drainage strategy submitted demonstrates that adequate allowance has been made for the management of surface water onsite and flows crossing the site. Surface water modelling undertaken by Stuart Michael Associates, included as Appendix S in the Flood Consequences Assessment and Drainage Strategy, confirms that buildings within the proposed development aren't flooded and that surface water flooding is not made worse outside of the site boundary through development of the site.

A 510m³ detention basin is shown in Appendix P of the Flood Consequence Assessment and Drainage Strategy (SuDS Basin Surface Water Strategy - Drawing 6245.017). The basin is designed to accommodate surface water flows generated on site and flows from the existing watercourses / springs are diverted around the new feature. The indicative drainage strategy shows a flow control attenuating run-off to Qbar (mean annual flood) greenfield run-off rates (13.8l/s) up to a 1 in 100yr + 40% climate change uplift return period (Table 2, Section 5.4 of the document). The sizing of the final detention basin would be subject to more detailed assessment through the SAB approval process but this is considered to be an appropriately sized feature given the scale and nature of proposed development.

It should be noted that the SAB process was put in place to ensure the implementation of Sustainable Drainage Systems and it is not considered to be the role of the planning process to deal with detailed drainage design matters that are more appropriately addressed by the SAB process. However, in order to clarify that the overall drainage strategy as proposed shall be implemented as part of the development of the site, it is recommended below that the Flood Consequences Assessment and Drainage Statement and Drainage Technical Note are added into the Plans and Documents conditions, and that these should be amended as set out below. The size and design of the detention basin would also be included at reserved matters stage.

In respect of the wider catchment flows, there are several existing surface water drains / culverted watercourses around the northern boundary of the site which ultimately discharge under Penarth Rd, as identified in the report (Appendix G). It is also likely that during more extreme rainfall, water leaves the site overland onto Llandough Hill and Penarth Road. The proposed 450mm diameter surface water pipe is a like for like replacement for an existing culvert proposed to be diverted around the proposed detention basin. The flows entering this system will be unaffected by the development and there will actually be a small (circa 15l/s) reduction in flows leaving the site due to the proposed detention basin and flow control. The approximate 10 hectare contributing area was based on an initial assessment of the overall area draining into the proposed development site and was not intended to reflect the area draining into the diverted 450mm culvert. The final form of culvert under the proposed new access will be controlled by the Highway Authority, in conjunction with the Lead Local Flood Authority and subject to the submission and approval of appropriate engineering details, which are also required to be submitted by the recommended conditions 25 and 56.

The diversion of existing watercourses and management of exceedance flows crossing the site will be controlled via the SAB and works on existing watercourses may also require ordinary watercourse consent. The capacity of the receiving 450mm culvert under Penarth Rd will be considered further as part of the detailed SAB approval process along with the potential exceedance flow paths in the case of blockages / events exceeding design capacity. As per above, an initial assessment of the indicative drainage strategy confirms that buildings within the proposed development will remain flood free and that surface water flooding is not made worse outside of the site boundary through development of the site.

Action required:

Amend condition 5 as follows:

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

PL_10 Site Location Plan (received 31st December 2020)

DP rev P2 Design Principles (received 23rd June 2021)

PP02 Rev P2 Parameter Plan- Land Use (received 28th May 2021)

PP03 Rev P2 Parameter Plan- Scale (received 28th May 2021)

PP04 Rev P2 Parameter Plan- Green Infrastructure (received 28th May 2021)

PP05 Rev P1 Parameter Plan- Density (received 31st December 2020)

PP06 Rev P2 Parameter Plan- Access (received 28th May 2021)

Sections 4.1-4.4 of the document titled "Land at Llandough Hill, VOG Phase 2 Ecology Report", prepared by Soltys Brewster Ecology, dated 15 December 2020 (received 31st

December 2020)

Flood Consequences Assessment and Drainage Statement, prepared by Stuart Michael Associates, November 2021 (Issue 02) (received 3rd February 2022)
Drainage Technical Note, prepared by Stuart Michael Associates, dated 14th October 2022 (received 18th October 2022)

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 39 as follows:

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

PL_10 Site Location Plan (received 31st December 2020)

PP-01 Rev P1 Parameter Plan- Detailed App. (received 31st December 2020)

PP04 Rev P2 Parameter Plan- Green Infrastructure (received 28th May 2021)

6245.010 Site Access Road Scheme Layout (received 31st December 2020)

6245.011 Site Access Road Vertical Profiles (received 31st December 2020)

6245.012 Site Access Road Proposed Levels and Contours (received 31st December 2020)

6245.013 Site Access Road Cross Sections (received 31st December 2020)

6245.014 Site Access Road Pavement Finishes and Kerb Types (received 31st December 2020)

6245.15 Site Access Road Construction Details (received 31st December 2020)

6245.SK06 Rev I Alternative Site Access Road General Arrangement and Development Plateaus (received 31st December 2020)

Sections 4.1-4.4 of the document titled "Land at Llandough Hill, VOG Phase 2 Ecology Report", prepared by Soltys Brewster Ecology, dated 15 December 2020 (received 31st December 2020)

Flood Consequences Assessment and Drainage Statement, prepared by Stuart Michael Associates, November 2021 (Issue 02) (received 3rd February 2022)
Drainage Technical Note, prepared by Stuart Michael Associates, dated 14th October 2022 (received 18th October 2022)

other than where amended by condition 64 for the provision of the road layout being shown as constructed up to and adjoining the south east boundary of the application site with the reservoir site (to an adoptable standard).

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.

From: [REDACTED]
To: [REDACTED]
Subject: FW: Llandough Hill development
Date: 28 March 2023 13:41:21

From: Carroll, George D (Cllr) <[REDACTED]>
Sent: Monday, March 27, 2023 10:32:59 PM
To: Goldsworthy, Marcus J <[REDACTED]>
Subject: FW: Llandough Hill development

Hi Marcus

Hope you're well!

I've received the below in relation to the application that is coming before Planning Committee on Wednesday.

I'm not sure if you're aware, but there are longstanding drainage/flooding issues at this location and it is vital these are not made worse.

I'd be grateful if you would clarify why a hydraulic assessment was not required, as Mr Wallis has suggested this should have taken place. Given the flooding issues, I would suggest we must exercise caution, and would support a deferment to allow for this to take place.

Thank you for your assistance.

All the best,

George

From: max wallis <[REDACTED]>
Sent: Sunday, March 26, 2023 5:09 PM
To: Carroll, George (Staff Cymorth yr Aelod | Member Support Staff)
<[REDACTED]>
Cc: Katie Parsons-Young <[REDACTED]>
Subject: Llandough Hill development

George - I don't see that the drainage scheme has been sufficiently detailed and checked. Now that SUDS is on a statutory basis, sufficient details should be given at the outline stage. I think the Council will be obliged to adopt the drainage channel alongside Cogan Pill Rd and the attenuation pond so this needs to be transparent in advance rather than left to the obscure SUDS Board.

The Council reports says there's one spring while the Community Council says "springs" - I know the one near Llandough Hill end.

There are no estimates of the flow in the spring(s) during rainstorms.

As I read it, the officers just guess an equivalent area of 10 hectares..

The run-off from this area in a 20mm /hour rainstorm, is 550 litres/s (above the extreme 1:100yr storm in the 14 Oct'22 drainage Note).

This drainage Note is crude, with insufficient detail to check; they don't say they use 10 hectares or some other figure. They should calculate storms lasting longer and water travel times, including underground to the springs.

Second, the plan shows an attenuation pond, but no estimate of the size needed and how quickly that would overflow in peak storms.

They assume a 450mm drainage pipe, but don't consider if the flow could fit into the onward drainage system (under Penarth Rd). With the other flows down Llandough Hill, under the cottages and from the attenuation pond, would the flows again back up?

The gradient of the onward pipes (to the Ely river) is limited, Normally a hydraulic assessment is needed - why didn't the officers require it?

If the Council demanded, as is reasonable, measurements of the springs (stormtime) as well as preliminary SUDS and hydraulic assessments, there's good reason to defer the decision.

Best wishes / Max

PS when I passed down Penarth Rd on Friday morning (10.30) the flooding from Llandough Hill was worse than ever., yet the rain had been light. Are the VoG still working on the new pipe, for which Persimmons should be paying?

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 29 MARCH, 2023

Application No.: 2022/01113/RG3	Case Officer: Mr. Robert Lankshear
Location: Land at Lower Cosmeston Farm, Lavernock	
Proposal: Proposed new specialised school and associated access, landscape, and engineering works	

From: Barry & Vale Friends of the Earth

Summary of Comments:

1. Proposals not advertised as departure from Development Plan
2. No notification of Welsh Ministers as Departure from Development Plan
3. Planning register entry 'as awaiting consultation responses' misleading
4. Additional documents on file but officer responses not shown

Subsequent correspondence received raising the following points:

1. Why has the allocation for the school site within the allocated site to the north not been utilised to provide this expansion of the Ysgol Y Deri site. Given the potential availability of this site then the LPA cannot demonstrate very exceptional circumstances to justify development in Green Wedge or satisfy requirement of habitats directive in terms of bats and dormice.

Officer Response:

The application has been advertised as a 'Departure from the Development Plan' in the press on 03 November 2022 and also by way of site notice on 01 November 2022. Site notices were displayed at 2 locations adjacent to the site, and also at Cosmeston Lakes and at the end of Cosmeston Drive.

'Departures' were also removed from being 'notification' developments by THE TOWN AND COUNTRY PLANNING (NOTIFICATION) (WALES) DIRECTION 2012. The legislation requires certain types of development to trigger a notification to the Minister, but not simply all departures, and does not include the type of development subject of this application.

It is acknowledged that the Council's site lists the development 'as awaiting consultation responses' although this is not considered to prejudice or prevent third parties from commenting on submissions.

Whilst additional documents have been received during the course of the application and individual consultees have been consulted during the course of the application, there is no obligation for the Council to re-advertise every time a consultee is re-consulted. As such officers are satisfied that the Council's obligations in this regard have been met.

A 1ha site was allocated under the Local Development Plan for the provision of a new primary and nursery school within the allocated land to the north (Policies MG2(24) and MG6 refer), and this is reflected within the current proposals being considered under application 2020/01170/OUT. This

site was provided to meet need arising from housing and population growth and to meet the anticipated need for school places identified. The current application, as detailed within the officer report, relates to the expansion of a specialist education facility that was not foreseen in the allocation of land under Policy MG6 given that the delivered Ysgol Y Deri has exceeded the anticipated capacity. Furthermore as detailed within the applicant's submissions the site size required by the Council's Education section to meet the need relates to a 'minimum site size of approximately 2ha' (Planning Statement paragraph 3.2.2).

Whilst therefore the comments raised are noted, the land within the allocation to the north has been allocated to serve an identified need for mainstream education on a site of an inadequate size to meet the requirements arising from the potential expansion of Ysgol Y Deri. Any requirement for an enhanced provision within the allocation to the north would likely have required greater land take for education provision, and in turn the potential requirement for alternative sites to meet the identified housing need. To this end, it remains planning officers' view, that land within the allocation to the north does not represent an alternative site and therefore that the proposals comply with the requirements of PPW and the Habitats Directive as detailed within the report.

Action required:

None

From: Robinson, Ian
Sent: 28 March 2023 09:24
To: Thomas, Neil C (Cllr)
Cc: Goldsworthy, Marcus J; Lankshear, Robert; Docherty, James
Subject: FW: Request to withdraw 2022/01113/RG3 from Committee on 29 March pending completion of the file and file details

Morning all,

This was advertised on site and in the press as a departure.
'Departures' were also removed from being 'notification' developments by THE TOWN AND COUNTRY PLANNING (NOTIFICATION) (WALES) DIRECTION 2012. The legislation requires certain types of development to trigger a notification to the Minister, but not simply all departures.

I don't believe that points 4 or 5 below have any substance to them. What the Council's site lists as being the status doesn't prejudice anyone or prevent us from reporting to Committee, nor does point 5. We are not required to re-advertise every time a consultee is re-consulted.

Rob- please can you prepare a matters arising note for this- the MA meeting is at 1.30pm to go through them with Elaine.

Thanks

Ian Robinson
Head of Sustainable Development / Prif Gynllunydd Ceisiadau
Directorate of Place / Cyfarwyddiaeth Lle
Vale of Glamorgan Council / Cyngor Bro Morgannwg
tel / ffôn: [REDACTED]
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Correspondence is welcomed in Welsh or English / Croesewir Gohebiaeth yn y Gymraeg neu yn Saesneg.

From: BarryVale FOE [REDACTED]
Sent: 27 March 2023 23:08
To: Thomas, Neil C (Cllr) [REDACTED]
Cc: Thomas, Rhys (Cllr) [REDACTED]; Robinson, Ian [REDACTED]; Bryn Walters [REDACTED]
Subject: Request to withdraw 2022/01113/RG3 from Committee on 29 March pending completion of the file and file details

Cllr Neil Thomas,
Chair of VoG Planning C'ttee

Dear Neil

Vale of Glamorgan PLANNING COMMITTEE : 29 MARCH, 2023 page 189

2022/01113/RG3 Land at Lower Cosmeston Farm, Lavernock

1. We see no entry in the appropriate place in the file under Tab 2 that this is a

Departure from the Provisions of the Development Plan

2. Though there are items under Tab 5 dated 1/11/22 and 3/11/22 recording the *Departure*, there is no letter on file showing that the Welsh Ministers were notified then as required.

3. The column Press/site is blank and none of the items are in the file documents

We are led to question whether the formalities were completed.

4. The file reports under Tab 1 "**Awaiting Consultation Responses**" so people were misled to believe that documents were incomplete and the plan was not ready to go to Committee.

5. Since over a dozen additional documents from the applicant were posted in the file in 2023, but zero officer responses to any of them, we were entitled to expect the awaited responses would follow, to allow possible public responses.

We therefore ask that the application is withdrawn from Committee on 29 March pending the completion of formalities and correction of the file, and allow appropriate time for public responses.

-- Max Wallis (Planning manager)

Friends of the Earth Barry&Vale



28 March 2023 Sent as e-mail

Development Control VoG Council

LATE REPS Model Farm Development

At 29 March Planning Committee Application 2022/01113/RG3

We object that the officers Report ignores the Elephant in the Room

The adjacent Cosmeston site allocated for development in the LDP was considered suitable for a school. The submitted plan has stalled so there is nothing to prevent reallocation of part of the site for this school, not within the Green Wedge.

No information is given on approaching the Welsh Government as owner of the site on changing its plan to make space for the “specialised school”, so we presume no approach has been made by the Council as proposer of the new school.

The Council cannot argue there is no alternative site

- a) cannot satisfy the Planning Policy Wales s.3.74 requirement to show “very exceptional circumstances” for using the Green Wedge site so would be in breach of the development plan.
- b) cannot show there is no satisfactory alternative site that avoids or minimises the disturbance or damage to the habitats of the Protected Species of bats and dormice, so approval would breach the Habitats & Species Regulations.

Friends of the Earth Barry&Vale



MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 29 MARCH, 2023

Application No.: 2022/01113/RG3	Case Officer: Mr. Robert Lankshear
Location: Land at Lower Cosmeston Farm, Lavernock Proposal: Proposed new specialised school and associated access, landscape, and engineering works	

From: Michael Garland, Keep Cosmeston Green

Summary of Comments:

- Contrary to Green Wedge Policy MG18 of the LDP
- Loss of green field/farm land
- Increase surface water flooding
- Refuge facilities for overcoming flooding issues not appropriate for users of the site;
- Not compliant with Policy MG6 and alternative sites available
- Detriment to countryside, climate change and ecology
- Contamination of the land
- Archaeological impacts
- High levels of traffic associated with the proposals

Officer Response:

Detailed consideration to the majority of the points raised within this email has been provided within the officer report prepared for consideration by Members. Technical matters including those relating to contamination of the site; archaeology; traffic; ecology and surface water have been considered in detail following consultation with relevant consultees, and are proposed to be subject of a robust suite of conditions. Similarly matters relating to tension with relevant green wedge policy, agricultural land and site selection have been addressed within the officer report. As such no further comment is provided in these regard.

The site has gained SAB approval for dealing with surface water on the site itself and consideration of the issues relating to the refuge of pupils on site has been discussed at length between the Council's Education, Planning and Drainage Colleagues. The requirement for the provision of a Flood Evacuation Management Plan, prior to the commencement of any development of the site will allow for any risk of off-site flash flooding events to be properly considered and mitigated prior to any works commencing, with sufficient comfort provided that suitable refuge would be available in such in such events.

Action required:

None

To: Mr. Robert Lankshear
 Planning Officer,
 Planning Department ,
 Vale of Glamorgan Council,
 Dock Office, Barry. CF63 4RT

From:
 Mr. Michael Philip Garland



27 March 2023

On behalf of: -
 Keep Cosmeston Green, and
 Saving Sully and Lavernock Group

Re: 2022/01113/RG3 - Proposed new specialised school and associated access, landscape and engineering works at Lower Cosmeston Farm, Cosmeston

Dear Mr. Lankshear,

I wish to make the following representations to the above-mentioned application proposal on behalf of Keep Cosmeston Green, and the Saving Sully and Lavernock Group.

In summary the objections to the development include the following: -

- Contrary to Policy MG 18 - Green Wedges, of the Vale of Glamorgan Council's Local Development Plan 2017 (LDP) and is incompatible with legislation regarding the purposes of Green Wedges and will exacerbate the coalescence of Penarth and Sully.
- Lead to a loss of green field / farm land.
- Increase surface water run-off and flooding already suffered in the locality exacerbated by the Council not prepared to clear the silt from Sully Brook.
- **Provision of "refuge facilities" to overcome flooding issues are inappropriate for the students who may have specific health issues and medical needs and a need for a regular daily schedule and routine in familiar surroundings and environments.**
- The proposed application does not conform to policy MG6 - Provision of Educational Facilities of the LDP which indicates that existing schools are capable of extension within the confines of the existing school sites. Land opposite the current school provides a better alternative site.
- Will have a detrimental impact on the countryside and its environment which will prejudice the open nature of the land, together with its ecology, biodiversity, and amenity.
- Excavation or disturbance of the contaminated nature of the land from an old Council run landfill site will have the potential to spread contamination, placing people, animals, gardens, etc., in the locality and surrounding areas at risk.
- Ecological concerns loss of hedgerow and wildlife habitats.
- Archaeological impact.
- Existing high levels of traffic will be exacerbated by extra traffic from the development and potential traffic stacking on Fort Road and Lavernock Road will lead to congestion, accidents, increased emissions and low air quality.

1. The proposed application does not conform to Policy MG 18 - *Green Wedges*, of the Vale of Glamorgan Council's Local Development Plan 2017 (LDP) and is incompatible with legislation regarding the purposes of *Green Wedges*. There is no apparent exceptional need to site the school within the *Green Wedge MG 18 (6)* as the LDP indicates that existing schools are capable of extension within the confines of the existing school site and therefore the Vale of Glamorgan Council should uphold the presumption against inappropriate development that is in place for the South Penarth to Sully *Green Wedge* and retain the openness of the land.

The proposed development directly infringes upon the *Green Wedge* and will set in place a mass of incongruous modern structures which would create an inappropriate backdrop which will have an adverse visual effect and prejudice upon the open nature of the South Penarth to Sully *Green Wedge* adjacent to the southern boundary of Cosmeston as it would be clearly visible and out of harmony with the surrounding rural environment of countryside and agricultural land resulting in a significant detrimental impact upon the agricultural landscape and the amenity value of land.

The proposed development will lead to future "infilling or rounding off" to the east of the area towards the coast and from the proposed Welsh Government housing development to the north (which is also encroaching into the *Green Wedge* area), leading to a significant and substantial reduction of the *Green Wedge* area exacerbating the coalescence between South Penarth and Sully and will set a dangerous precedent for other parts of the South Penarth to Sully *Green Wedge* and indeed other *Green Wedge* land in the Vale of Glamorgan.

2. The area surrounding the proposed development is prone to a high risk of flooding, lying alongside an identified flood zone and roads that are subject to flooding from surface water run-off and already overloaded main sewers in the area. Both Lavernock Road and Fort Road are susceptible to "medium to high risk" surface water flooding, which will have a detrimental effect upon the egress of the proposed development by staff, service providers and the more vulnerable students with special needs.

Provision of "refuge facilities" on site at overcome flooding issues are inappropriate for the students who may have specific health issues and medical needs and a need for a regular daily schedule and routine. Students being unable to leave the school environment causing an unexpected change may lead to increased uncertainty and anxiety. The same can be said for those students who may not be able to access the school due to flooding and may have to return home putting extra stress on parents and carers. A Flood Evacuation Management Plan may not be appropriate for the students, placing them in unfamiliar surroundings and environments will only increase uncertainty and anxiety for these vulnerable students.

Ground Water and Surface Water Run-Off flow from the site in the general direction of the lower ground levels of Fort Road and Lavernock Road and the flood zone that includes Sully Brook which itself flows through two other flood zones of Cog Moors and Sully Moors. Sully Brook also receives Surface Water Run-Off from the higher level of Penarth. increasing levels of flooding in and around the proposed development site area.

There will also be an increase in Surface Water Run Off from the adjoining proposed Upper Cosmeston Farm development.

There has been frequent flooding in this area for many years and global warming will increase the likelihood of flooding here in the future.

There was extensive flooding at this location on 23rd December 2020 which closed the Lavernock Road to many vehicles, pedestrians and cyclists over many days. It was rather significant that the Vale of Glamorgan Council, in response to the 23rd December 2020 flooding at Lavernock Road, Cosmeston, stated that the flooding occurred as a result of the main sewer being overloaded. If the main sewer is already overloaded then the connection of the specialised school along with a further 576 housing units, school and community facilities will significantly increase the risk and degree of flooding to the surrounding areas and will significantly affect the health and safety and well-being of both pupils and staff.

Sully Brook alongside Cosmeston Lakes Country Park and its overflow carpark area is regularly "silted up" to above the level of the roadside drainage pipes outfalling into Sully Brook which results in a lack of ability to clear water from Lavernock Road. A Vale Council Officer, meeting with a resident from Cosmeston Cottage, together with a Vale Councillor, acknowledged that Sully Brook was silted up above ideal levels following a site inspection but then stated that: -

"We [the Vale of Glamorgan Council] are not prepared to clear any more of the silt in the Sully Brook, at this location [Cosmeston Park] because we would increase the volume of water from this location down to Sully Moors thus causing increased flooding problems at that location."

Therefore a known waterway which the adjacent Lavernock roadside drains into and is known to be partially silted up and indicated, by the Vale of Glamorgan Council, that increased silt removal will not be allowed will be even more overwhelmed by increased development in the immediate area. It would appear that the Vale Council are prepared to allow increased flooding in the Lavernock Road, Cosmeston area putting not only the pupils and staff attending Ysgol Y Deri School at risk but also the local residents and their children.

3. The proposed application does not conform to policy MG6 - Provision of Educational Facilities, of the Vale of Glamorgan Council's Local Development Plan 2017.

The application being for a new specialised school, as an annex to Ysgol Y Deri, Sully Road, Penarth, would be in addition to MG6 (5) a new primary and nursery school at land at Upper Cosmeston Farm, Lavernock (1.0 ha) which is being proposed as part of the Welsh Government housing development M2 (24) on land at Upper Cosmeston Farm, Lavernock, which also does not conform to the Vale of Glamorgan Council's Local Development Plan 2017.

Policy MG6 - Provision of Educational Facilities of the Vale of Glamorgan Council Local Development Plan 2017 indicates that existing schools are capable of extension within the confines of the existing school sites and therefore any annex or extension to Ysgol Y Deri School should not be permitted at this location but be made at the existing school location.

4. The proposed development will have a detrimental impact on the countryside and its environment which will prejudice the open nature of the land, together with its ecology, biodiversity, and amenity.

The area of the proposed development site is strategically important for wildlife because it lies between a number of wildlife areas, Cosmeston Lakes Country Park, to the West, Tyr-Orsaf, Site of Nature Conversation (SINC) to the South and the Severn Estuary (Ramsar), Special Protection Area (SPA), Special Area of Conservation (SAC) and Penarth Coast (SSSI) to the north, acting as both a buffer zone and a 'stepping stone' corridor of habitat connectivity, and is an assembly and arrival point for migrating birds

A development of this scale and form is going to have a detrimental impact on the landscape and will result in a significant loss of biodiversity, arable and pasture farmland that contribute to the local amenity, character, and distinctiveness of the area. which cannot be satisfactorily mitigated and acceptably managed in order to preserve and enhance the mature natural habitats of the flora and fauna present on the site and the surrounding areas.

The proposed development site, being positioned alongside a proposed major housing development site which will be prey to future "infilling" or "rounding-off" in the surrounding areas and future loss of biodiversity cannot be appropriately preserved or enhanced commensurate with the level of adverse impact and the scale of the proposed development.

Removal of centuries old hedgerows and wildlife habitats and replacing with new or removing wildlife to other over populated wildlife habitats cannot be seen as enhancing or conserving the biodiversity value of the landscape.

The biodiversity value of the site clearly outweighs the need for the proposed development which can be located within the confines of the existing school site and therefore any annex or extension to Ysgol Y Deri School should not be permitted at this location but be made at the existing school location.

5. Contamination adjoining the site, from a Local Authority historic refuse/landfill site, where domestic, commercial and chemical waste was allowed to fill the historic quarries on the site during the 1970's, with the resulting leachate polluting the land, ground water and watercourses running throughout the site and adjoining areas rendering the site unsuitable for development.

The applicant does not provide an environmental assessment of building a school adjacent to the old landfill site where toxins including asbestos have been found within the ground and water samples and the applicant has not demonstrated appropriate measures to be taken to minimise the impact identified to an acceptable level.

Recent investigations by Welsh Government in regard to the adjacent housing development found; the presence of asbestos containing materials (ACM), sulphates (aggressively attacks building materials and structures), arsenic and organic compounds (PAH and TPH which are carcinogenic).

The excavation and disturbance of the soils, during development will have the potential to spread contamination to uncontaminated areas, both on and off-site, placing people, animals, gardens, etc., on the development and surrounding areas at risk.

will have the potential to spread contamination to uncontaminated areas, both on and off-site, placing people, animals, gardens, etc., on the development and surrounding areas at risk.

Severe health problems can arise if materials containing asbestos are disturbed or damaged, asbestos fibres are released into the air and breathed in by people and puts them at potential risk of contracting a number of serious diseases later in life including mesothelioma and lung cancer. Are families expected to live in this area containing potentially lethal chemicals, exposing them to life-threatening health risks.

The proposed new development will lead to unacceptable levels of pollution and make the existing problem worse and therefore should not be permitted.

6. The development proposals will have an adverse impact on the important architectural heritage and archaeological remains present on the site.

The Archaeological and Heritage Assessments by EDP accompanying the application refer to the adjoining Welsh Government Housing Development Site at Upper Cosmeston Farm and not to the site referred in this particular application and it would appear that no investigations have been carried out this location.

The Assessment reports that the area does not contain any listed buildings or buildings of any sufficient significance to warrant further investigation.

The HCUK - Historic Environmental Desk Based Assessment, dated Sept 2021 indicates that an appropriate assessment has not been carried out due to the Covid Pandemic although a year has passed since this report to this current application.

It is concerning that the Applicants Reports dismiss the archaeology, as of insufficient significance, and the architecture of Lower Cosmeston Farm as not worth retaining and limited heritage significance'. This is in total contrast to the research and investigations of two local archaeologists who have recently discovered through two trial trenches archaeological remains of almost certain medieval date. The Royal Commission on Ancient and Historical Monuments Wales (RCAHMW) recognised that Lower Cosmeston Farm as a rare surviving example of a 16th century, single-unit, end-entry hearth passage house and CADW granting Grade II listed building status to the original Cosmeston Farmhouse (Reference Number: 87852),

The developer's suggestion that the Listed Farm Buildings be used as a community building is ludicrous and does not adequately protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.

7. The development will exacerbate increased traffic, congestion, and pollution due to the need of staff, service providers to drive to and from the proposed development and the need of the pupils to be driven to and from the proposed development, as the school serves a Vale wide catchment area.

The Traffic Assessment (TA) estimates that the majority of the pupils (94%) and staff (98%) will reside outside the locality and outside the "permitted" walking distances of 2km and cycling distances of 5km (20mins) and therefore there will be a greater reliance on the "contract" services of taxi and mini-bus, and private motor vehicles needed to escort the

150 pupils and 103 staff to and from the proposed development which will be greater than those estimated within the TA.

The TA considerably underestimates traffic movements to and from the school at morning and afternoon peak times. It also ignores the considerable number of increased traffic movements of pupils leaving the proposed school earlier than the afternoon peak time which together with the proposed primary school at Upper Cosmeston Farm development and the other schools in the Penarth area will exacerbate traffic volumes within the locality increasing congestion, emissions, pollution and causing a detrimental loss of air quality in the locality that has already been indicated by the applicant of the proposed housing and school development.

Walking and cycling routes cannot be considered safe due to poor lighting, traffic volumes, traffic speed, poor air quality and also would be dependent on pupil ability and weather conditions.

The public transport service cannot be considered a dependable mode of transport for staff or pupils. On occasions the buses are full at peak times and the route between Barry and Penarth may not be accessible to users from outside these localities. There are no bus shelters in the locality of Fort Road and the "bus stops" are request stops only. The train service can be very infrequent with either cancelled or overloaded trains. The distance from the train station to the proposed development is outside permitted walking distances and would place more reliance on taxis, etc, for pupils and staff to egress the school.

Highway infrastructure in the locality and surrounding area is unsustainable and travel routes are regularly congested especially at various pinch points such as Bigliss (Barry) Merrie Harrier and Barons Court (Penarth), Leckwith, Cardiff Bay and Culverhouse Cross junctions.

"Stacking" of vehicles approaching the school on Fort Road may also lead to "stacking" along Lavernock Road, on both carriageways, which will exacerbate congestion and traffic hold-ups on one of the major Barry to Penarth/Cardiff highways and increase emissions and pollution within the locality. "Stacking" along Sully Road outside Ysgol Y Deri has been a daily occurrence for some time due to the current process Ysgol Y Deri uses for pupil's arrival at the school.

8. The proposed special development will be detrimental to the Climate Change and Emissions policies of both Welsh Government and Council by decreasing the area of the natural landscape and its biodiversity, while increasing the built environment and vehicle usage and the already high amount of carbon emissions and nitrogen levels that exist in the locality.

Yours Faithfully,

Michael Philip Garland,
on behalf of Keep Cosmeston Green (Chair) and,
the Saving Sully and Lavernock Group (Secretary/Vice Chair).

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 29 MARCH, 2023

Application No.: 2022/01113/RG3	Case Officer: Mr. Robert Lankshear
Location: Land at Lower Cosmeston Farm, Lavernock	
Proposal: Proposed new specialised school and associated access, landscape, and engineering works	

From: Cllr Mahoney, on behalf of residents of Marconi holiday site (circa 20 representations listed within 3 separate emails)

Additional separate correspondence was received from Derek Kingston, a resident at the Marconi site

Summary of Comments:

- Queries with regard to road widening and access from Fort Road
- Highway safety impacts including pedestrians accessing the coastal path
- Congestion issues on local highway network
- Car parking issues on Fort Road at school drop-off/pick up times, including impact upon emergency vehicles to access the site
- Issues relating to vehicles turning into Fort Road

Officer Response:

As noted within the officer report, the proposals will result in localised road widening to extend the carriageway along the site frontage, improve visibility and provide an active travel link to the site frontage from Lavernock Road and a grass verge along the remainder of the site frontage. The internal site layout will provide staff parking and a large pick up and drop off facility for those bringing children to the school to mitigate off-site parking issues. The amended design of the access has been secured following extensive consultation with the Council's Highways Development section, including consideration of the type of vehicles that would require access, congestion, stacking and improved visibility and safety along Fort Road. These matters are considered to be covered sufficiently within the body of the report.

Action required:

None

From: [REDACTED]
To: [Lankshear, Robert](#)
Subject: Ysgol Y Deri expansion
Date: 28 March 2023 12:57:54

Mr Lankshear

Here are some more comments and objections to the Ysgol Y Deri application that I have received and am forwarding to you at the senders request

Thank you

Kevin Mahoney

Dear Sir

I am writing with great concern about having a school entrance, it will cause severe traffic congestion both on Fort Road and its feeder road, Lavernock Road. This has happened in the past when work has been undertaken on Lavernock Road and when we had the floods of water.

The lane is used by groups of walkers, families, cyclist and cars to gain access to the nature reserve or the sea front, it needs to be kept safe, it has the potential for drivers who are trying to gain access to the school to use the lane to turn around and drop off children, it is not a secure place to do so.

I work for the NHS and I need to be in work on time and safely.

Regards

Paula Crean [REDACTED]

We do not object to having a school at the corner of Fort Road so there will be major disruption to the traffic. This will probably be the same whether the entrance is on to Fort Road or not. From the point of view of traffic on Lavernock Road i cannot see there is any difference going directly to the school from Lavernock Road to turning left or right into Fort Road.

If they are going to have an entrance off Fort Road then they will have to improve Fort Road to make it two-lane with a wide entrance to both the school and Lavernock Road.

Rather than objecting to the entrance off Fort Road it would be better to insist that Fort

Road is made two lane up to the bridge.

--

Best Regards,

Trevor Davies

██████████

I am a new owner of a chalet ██████ at Marconi holiday Village and have just received an email regarding the proposed new school entry being built through Fort Road. Why on earth ca it be accessed from Lavernock Road instead. It will be an absolute nightmare for owners of the Chalets. We have to use the Lane to ac sess locals shops etc. We have no shops here at The holiday village and have to go through Fort Road. Can you imagine how frustrating a d Stressfull this would be for us, not to mention all the large vehicles going up and down said road..

I am 100% in total disagreement with these proposals. Please Stop it !! There is no reason whatsoever to gain access to the school from Lavernock Road itself.

Kind Regards

J Griffiths

From: [REDACTED]
To: [Lankshear, Robert](#)
Subject: Ysgol Y Deri extension Further objections
Date: 28 March 2023 12:24:56

Here are more communications in regards to Ysgol Y Deri just received by myself and forwarded to you Mr Lankshear

Thank you

Kevin Mahoney

We are absolutely opposed to a school entrance off Fort Road.

The intersection is already congested, as the road is very narrow and there can be heavy traffic on Lavernock Road. Adding a school entrance to this one lane road will further add to traffic backups on Fort Road. It will also impact fire, police and ambulance ability to enter or exit the road, should there be an emergency. Lives will be impacted.

In addition, as with all school entrances, there will be an abundance of cars parked in Fort Road, for student pick-ups, as well as large school buses turning in and out. This will further impact the congestion on Fort Road, which is the only access for hundreds of homes, and further impedes emergency access.

We urge the Council to provide a school entrance that is further east on Lavernock Road, with a designated turning lane.

Respectfully,

Robert and Wendy Stevenson

[REDACTED]
Marconi Village,
Fort Road
Penarth. CF 64 5XQ

Dear Kevin Mahoney,

I am a resident of Marconi Holiday Village chalet number [REDACTED]

It has come to my attention that the junction may be used for access to a school in this lane.

I would like to oppose this development as I believe it would cause a danger and disruption to the flow of traffic of which is travelling at 40mph in both directions. People that use this road regularly to and from Sully know the amount of traffic at this junction and I believe that if the traffic was to increase several times a day, that there would be numerous accidents and these

would mostly involve school children in vehicles and/or in the lane. Although there is a 40mph speed limit, it is quite often difficult to judge the speed of an approaching car that is exceeding 30mph.

I have often seen cars overtaking on the chevrons heading towards Sully when a car is waiting to get into the lane as traffic is exiting the lane. The traffic heading towards Lavernock have the sole use of this chevron area for turning into the lane.

I believe that a dedicated opening would be better as road signs advising of a new road layout showing a new junction would support the slowing down of the traffic speed as New Junctions are more noticeable. It could also be made wide enough for 2 vehicles to pass each other whereas at the moment, Fort road is mostly single file traffic.

Yours faithfully

Gavin Vaughan

I have just had an email from Steve at Marconi holiday Park. I cannot believe that a road would be added to such a dangerous entrance on Fort Road.

I have seen so many cars almost crash on this road, it is so narrow, and visibility is really bad.

I own a Chalet No. [REDACTED] on the Park, my name is Avril Jones. I would be grateful if you could help us to stop this happening. This would be a grave mistake for all concerned.

Thank you
Avril Jones Chalet [REDACTED].

As a long standing and frequent visitor to chalet [REDACTED] Lavernock point I believe the idea for a possible busy entrance to a school from fort Rd will be dangerous to. all road users apart from causing unnecessary delays for all users The lane is only suitable for one car at a time and the cause of many collisions

G Mcquade

I am writing with my objections to the proposed school entrance on Fort Road.

1. Fort Road is basically a country lane with only sufficient width for one vehicle to pass in any direction at one time.
2. There is no footpath on Fort Road for pedestrians to walk to and from Lavernock Point Holiday Village making it hazardous.
3. The current practice outside the majority of schools today is for parents to park as close as possible to the school, if this should be the case it will cause a risk of Fort Road being congested with park cars.

Mrs Susan Greenslade
 Chalet ■■■
 Lavernock Point Holiday Village

Paul James
 ■■■ Marconni Holiday Village

Hi, I would like to say what a ridiculous idea to put a school entrance on Fort Rd, it is noy a road it is a narrow lane that is dangerous enough already due to the people that live down here as well as all the rambler and dog walkers. It gets very busy especially in mornings I seriously doubt who ever has come up with this idea has not visited the suggested site

Regards,
 Paul James

Dear Mr Mahoney,
 I have just come to learn of the ridiculous proposal to place the entrance to the new school due for construction off Lavernock road , Penarth, off the lane ,Fort road that leads up to the Marconi Village, where I own chalet number ■■■.

Already I drive up this narrow lane with huge trepidation , hoping that no

one is actually heading towards me, as it is dangerously narrow in places, with nowhere to pass in many points. Often left overgrown, it's almost impossible to see oncoming traffic in many parts of the lane. I have many times had to slam on my brakes to avoid a head on collision .

The thought of school traffic being added into this equation seems absolutely ridiculous to me .. added into that ,the prospect of school children, potentially attempting to walk down this dangerous lane , with cars skimming past, is , in my opinion, an absolute recipe for disaster.

Please can you make a clear stand ,on behalf of those of us who live on Fort road, how utterly ridiculous this proposal is.

Many thanks

Helen Mann

Dear Mr Mahoney

I wish to object to the proposed entrance for a new school at the above site.

I own a chalet at The Marconi holiday village and believe this will be a great inconvenience to myself and other owners regarding traffic and parents parking in the area to pick up and drop off their children.

Please make my objection known at the meeting you are attending.

Regards

Terry Owens JP. Chalet ■ Marconi site

The amount of extra traffic on this small country road,which is mostly a single way road would cause absolute chaos . It is bad enough now for a pedestrian with a dog walking down that narrow end of the road with only one or two cars to negotiate with sometimes being forced into the thorny hedge row and nettles. Will a foot path or pavement be added?

Joanna Colley, chalet ■ Marconi Site

Hi Kevin,

I would like to voice my objection to the proposed plans for the new school entrance being on Fort Road.

This would cause severe congestion & restrict access to our properties. It would also be a danger for the large number of people that enjoy walking & cycling along Fort Road.

The vastly increased traffic numbers would also have an impact on the nature reserve along Fort Road.

Regards.

Rebecca Jones

[REDACTED] Marconi Holiday Village

Good morning,

I own a chalet (nr [REDACTED]) at Marconi Holiday village and wish to express my concern about the proposed entrance to the new school from Fort Road as this will create a significant risk and inconvenience to residents at Marconi holiday park.

Kind regards, Marijke Jenkins

From: [REDACTED]
To: [Lankshear, Robert](#)
Subject: Ysgol Y Deri expansion application
Date: 27 March 2023 17:28:54

Mr Lankshear

I am starting to receive a number of objections addressed to me from residents of the Marconi holiday site following the publication of the agenda for the planning committee on March 29th in regards to the application for the annexe to Ysgol Y Deri as proposed.

The objections appear to centre on the proposal for a school entrance in the quite clearly inadequate Fort Rd which I'm sure that many if not most observers seem to recognise would cause traffic and congestion mayhem at least twice a day for extended periods.

I will forward to you each objection that I receive on this subject.

Thank you

Kevin Mahoney

This is absurd people live/ work from the Marconi site 10 months of the year which we pay council tax/ site fees etc., are they planning to widen the road because the amount of traffic a school generates with school runs/ teachers parking, deliveries etc., would not cope on that lane! Please note our objection signed kath & Reg Cox chalet [REDACTED]

Dear mr Mahoney

This is a ridiculous idea, a lot of the lane is single track, only enough room for one car at a time. Also there are so many walkers with families in lane going to beach & nature reserve, it would be really dangerous for any more traffic up & down this small lane & people may stop visiting these Beauty spots because of the congestion.

Tracey king

Chalet [REDACTED]

Marconi holiday village

Hi this is about the school entrance being located on fort road this will lead to major disruption for residents in Marconi holiday village in and out some of us work not only that this is a lane that is also used by many walkers during summer and winter times as it leads to coastal path.

Many thanks

Vicky chalet [REDACTED]

I also forgot to mention the nature reserve which is used by many people during the week especially older people so that will cause disruption also.

Dear Kevin,

I'm emailing to register my objection to the proposed school entrance on Fort Road. I use this road a lot as I have a chalet on Lavernock Point. Fort Road is a narrow lane with space for two cars to pass each other with care. It is also winding and is used by home owners, chalet owners and fishermen, walkers etc. Adding anymore congestion pressure to this lane by siting a school entrance on it would be extremely unsafe for both the current users and future pupils, staff etc. Siting the school entrance on Lavernock Road will be safer for all and should be the only option.

Many thanks,

Emma Hetherton Chalet ■

I strongly object to this. It will increase the traffic and cause even more congestion in this area.

Michael Renwick

Chalet ■

I will forward on any more communications on this subject that I receive

Thank you

Kevin Mahoney

MATTERS ARISING FOR COMMITTEE**COMMITTEE DATE : 29 MARCH, 2023**

Application No.: 2022/01113/RG3	Case Officer: Mr. Robert Lankshear
Location: Land at Lower Cosmeston Farm, Lavernock	
Proposal: Proposed new specialised school and associated access, landscape, and engineering works	

From: Hywel Butts, Head of Planning Casework, Welsh Government

Summary of Comments:

Welsh Government have received a request to call in the Planning Application. As such they advise the Council that as per Article 18 of the Town and Country Planning (Development Management Procedure (Wales) Order 2012, it is advised that the Council, not to grant planning permission for application 2022/01113/RG3 or any development of the same kind which is the subject of the application, without the prior authorisation of the Welsh Ministers.

Action required:

Members to note that any resolution to grant planning permission would be subject of confirmation from Welsh Ministers.

Y Grŵp Newid Hinsawdd a Materion Gwledig
Climate Change and Rural Affairs Group



Llywodraeth Cymru
Welsh Government

Mr Marcus Goldsworthy,
 Head of Planning & Transportation
 Vale of Glamorgan Council
 Civic Offices
 Holton Road
 Barry,
 CF63 4RU.

By Email: [REDACTED]

Ein Cyf/Our ref: qA1719433
 Eich Cyf/Your ref: 2022/01113/RG3
 Dyddiad/Date: 28 March 2023

Dear Mr Goldsworthy

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 77 CALL-IN REQUEST.
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012 – DIRECTION UNDER ARTICLE 18(1).
PROPOSED NEW SPECIALISED SCHOOL AND ASSOCIATED ACCESS,
LANDSCAPING AND ENGINEERING WORKS AT LAND AT LOWER COSMESTON
FARM, LAVERNOCK, VALE OF GLAMORGAN.
APPLICATION NO: 2022/01113/RG3.

1. I am writing to inform you the Welsh Ministers have been asked to call in the application referred to in the heading to this letter for their own determination.
2. Article 18 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 enables the Welsh Ministers to give Directions restricting the grant of permission by a Local Planning Authority. I am authorised by the Minister for Climate Change to issue such Directions and, in exercise of this authority, I hereby direct your Council, with effect from the date of this letter, not to grant planning permission in respect of:

- (a) application no. 2022/01113/RG3 referred to in the heading to this letter; or

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

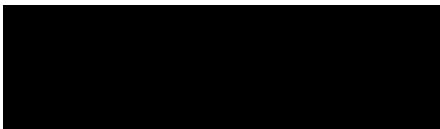
We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

- (b) any development of the same kind which is the subject of the application on any site which forms part of, or includes, the land to which the application relates.

without the prior authorisation of the Welsh Ministers.

3. I issue this Direction to enable further consideration to be given to whether or not the application should be referred to the Welsh Ministers for their determination.
4. The Direction prevents your Council only from granting planning permission; it does not prevent it from continuing to process or consult on the application. Neither does it prevent it from refusing planning permission.
5. Your attention is drawn to Article 31 of the above Order which provides for the Welsh Ministers to vary or cancel this direction in respect of both the land and type of development covered.
6. I will ensure you are informed of the Welsh Ministers' decision on whether the application is being called in as soon as it is made.
7. A copy of this letter has been sent to The Urbanists, agent for the applicant.

Yours sincerely



Hywel Butts

[Pennaeth Gwaith Achos Cynllunio](#) / Head of Planning Casework
[Y Gyfarwyddiaeth Gynllunio](#) / Planning Directorate

Arwyddwyd o dan awdurdod Y Gweinidog Newid Hinsawdd; un o Weinidogion Cymru.
Signed under authority of the Minister for Climate Change; one of the Welsh Ministers.