

2022/01305/FUL

Received on 1 December 2022

APPLICANT: Mr Tim Vaughan Pantwilkin Stables , Vale Of Glamorgan, Aberthin, CF71 7GX

AGENT: Mr Brian Griffin The Cottage, Green Bottom, Littledean, Glos, GL14 3LH

Pantwilkin Stables, Aberthin

Equine rehabilitation building

SITE AND CONTEXT

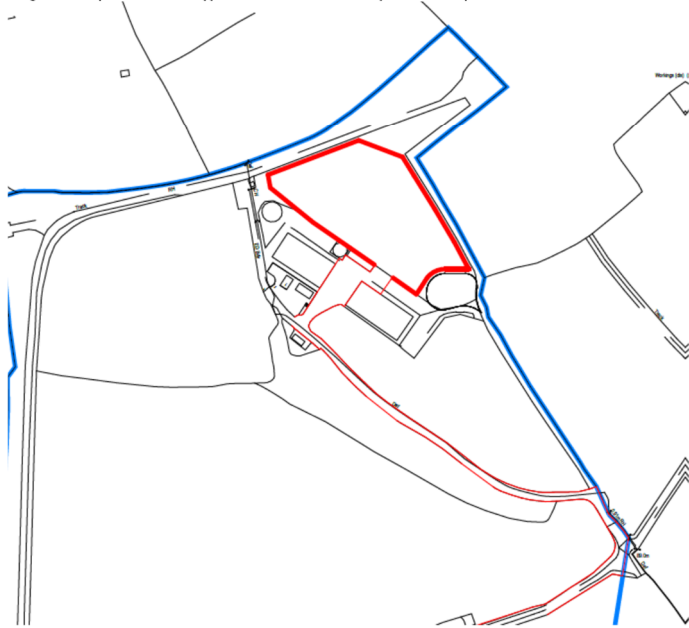
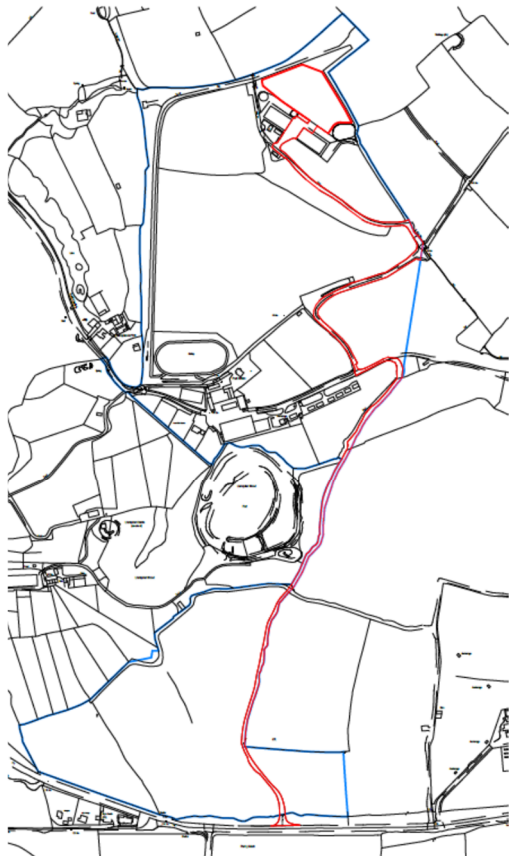
The site comprises an area of land to the north east of the existing stable blocks and the access to reach this land from the A48, via the existing access through the site.

The site is outside the settlement boundary and is within an area safeguarded for its limestone resources. The area of the site where development is actually proposed is mostly Grade 3a (good to moderate quality) agricultural land.

There are public rights of way crossing the site access. The Llanquian Wood Camp scheduled monument is adjacent to the site access. There are several archaeological records in the vicinity of the site.

Part of the site access is within Zone C2 for flood risk on the Development Advice Map accompanying Technical Advice Note 15 (Development and Flood Risk), is within Zones 2 and 3 for flood risk from rivers on the 2021 Flood Map for Planning and is considered to be at risk of surface water flooding.

Site Location Plans:



Site Photographs:





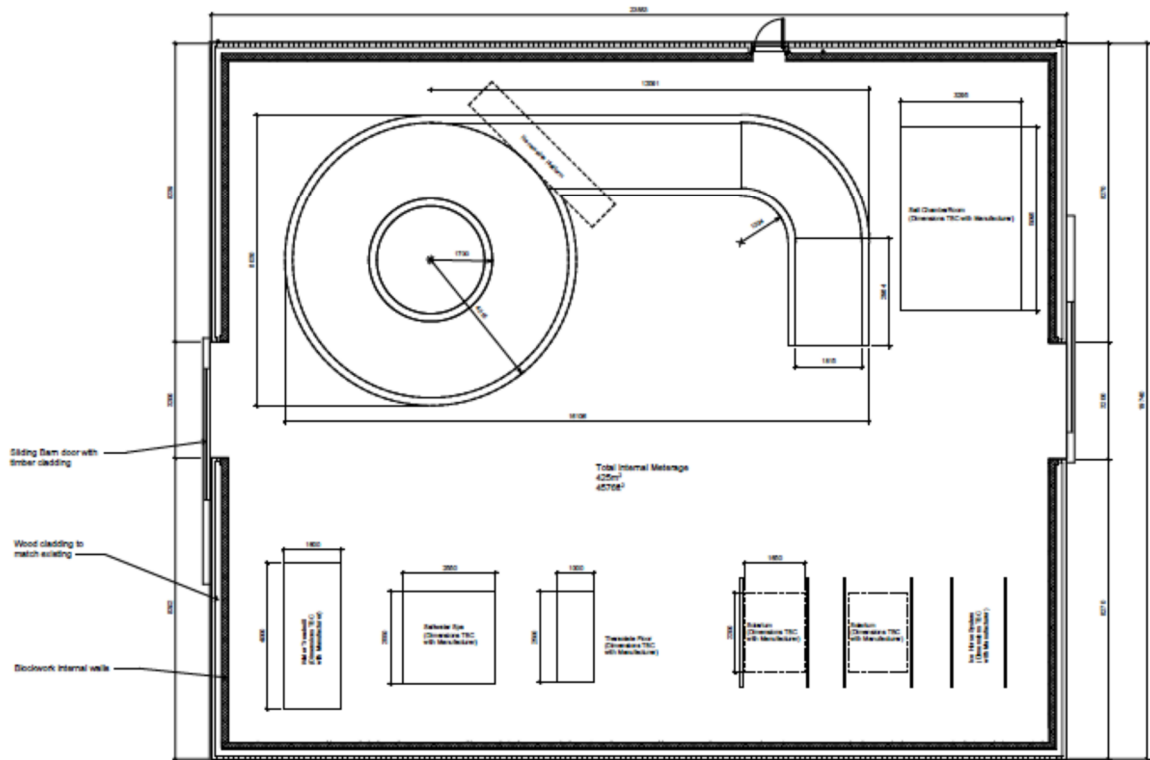
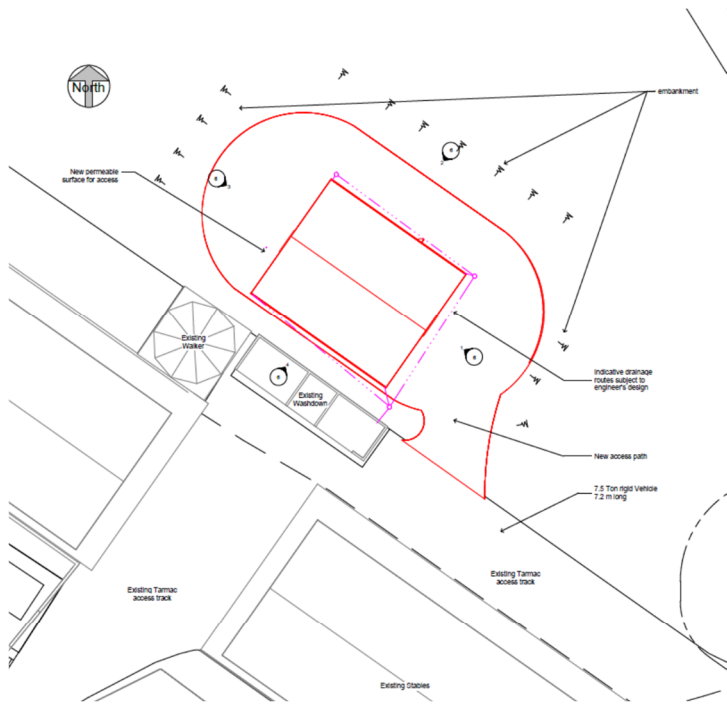
DESCRIPTION OF DEVELOPMENT

Planning permission is sought for an equine rehabilitation building, measuring 23.6 metres x 19.7 metres in footprint and 5 metres in height. The building would consist of a concrete block plinth wall topped with vertical timber cladding and would have a corrugated grey fibre cement sheeted roof. A new area of yard will be created adjacent to the existing yard for this purpose.

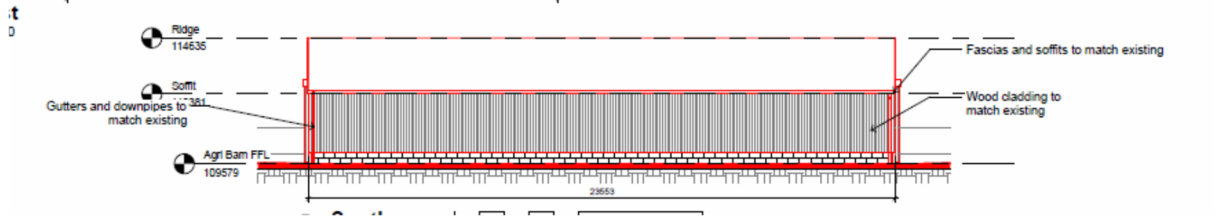
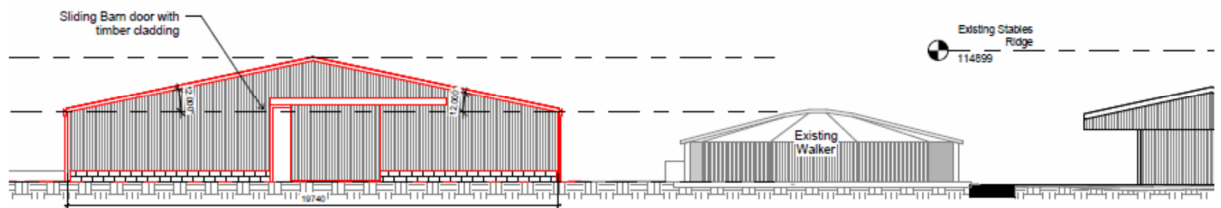
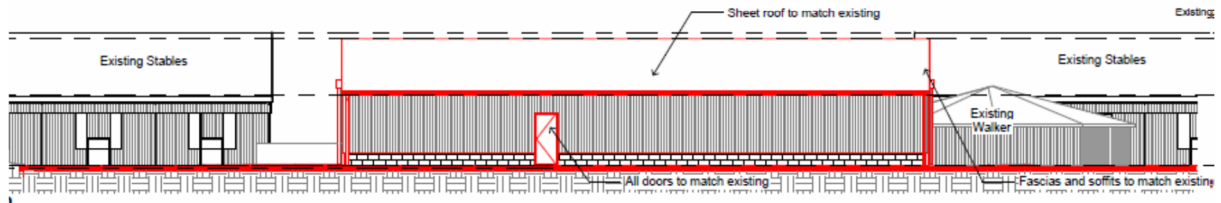
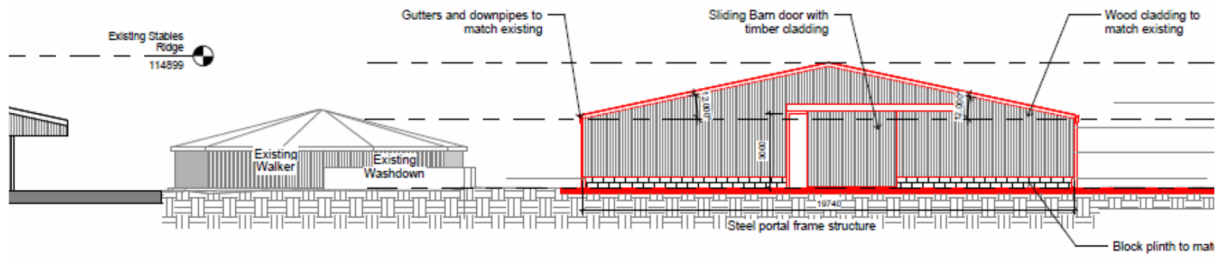
The building would include a horse hydrotherapy pool and other equipment for rehabilitating injured and recovering horses.

Reprofiling works are also required to accommodate the building.

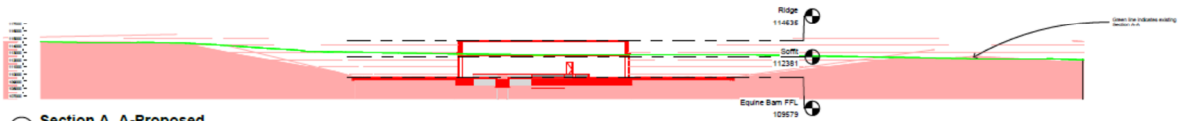
Proposed Plans and Elevations:



① Rehabilitation Barn Floor Plan
1:50



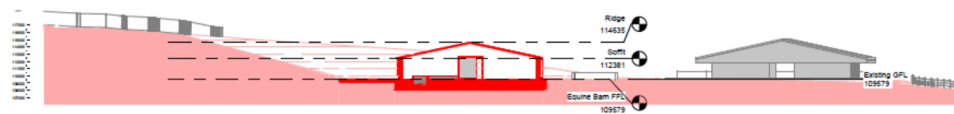
1 Section A-A-Existing
1:250



2 Section A_A-Proposed
1:250



3 Section B_B-Existing
1:250



4 Section B_B-Proposed
1:250

PLANNING HISTORY

There is an extensive planning history on the wider Pantwilkin Stables Site. The following is considered to be of most relevance to the proposal:

07/01481/FUL, Address: Pant Wilkin Stables, Llanquian Road, Aberthin, Proposal: Change of use of farm buildings to national hunt training yard with horse walker and gallops, Decision: Approved 18 January 2008.

2016/00480/FUL, Address: Pantwilkin Stables, Unnamed Private Road From A48 to Pantwilkin, Proposal: Reorganisation of stabling through erection of stable for 53 horses and associated works, Decision: Approved 6th July 2016.

2016/01063/FUL, Address: Pantwilkin Stables, Aberthin, Proposal: Variation of Condition 2 of Planning Permission 2016/00480/FUL - Minor re-orientation of building on same site re approved Plans NS40 and NS60, Decision: Approved 28th December 2016.

2019/00075/FUL, Address: Pant Wilkin Stables, Llanquian Road, Aberthin, Proposal: Erection of stables and associated works, Decision: Approved 25th March 2019.

2019/00075/1/NMA, Address: Pantwilkin Farm Stables, Llanquian Road, Aberthin, Proposal: Non-Material Amendment - Provision of a 90KW thermal capacity wood chip boiler in place of stables 39 and 40 with the only external change being a flue. Planning Permission ref. 2019/00075/FUL: Erection of stables and associated works, Decision: Approved 9th July 2019.

2019/00075/2/NMA, Address: Pantwilkin Stables, Llanquian Road, Aberthin, Llanquian Road, Proposal: 2019/00075/FUL gave permission for a stable block and 2019/00075/FUL/1/NMA gave approval for a 90KW Biomass Boiler to be installed within the Building in place of two stables. This NMA is to regularise that a 110 KW Biomass Boiler was installed rather than a 90 KW Boiler within the same Stable space. Both Boilers are by the same manufacturer and operate in the same way. We forward the Makers specification for the 110KW Boiler together with site and layout Plans as approved. , Decision: Approved, 14th December 2020.

2020/00720/FUL, Address: Pant Wilkin Stables, Llanquian Road, Aberthin, Proposal: Provision of new Access to Pant Wilkin Stables, Decision: Approved 19th February 2021.

2020/00720/1/CD, Address: Pant Wilkin Stables, Llanquian Road, Aberthin, Proposal: Discharge Conditions 4 & 5 of planning permission 2020/00720/FUL:- Provision of new Access to Pant Wilkin Stables, Decision: Approved 13th January 2022.

2020/00720/2/CD, Address: Pant Wilkin Stables, Llanquian Road, Aberthin, Proposal: Discharge of Condition 11 (Permanently stop up access Llanquian Road) - Planning approval 2020/00720/FUL - Provision of new access to Pant Wilkin Stables, Decision: Approved 16th September 2022.

2021/00449/FUL, Address: Pant Wilkin Stables, Llanquian Road, Aberthin, Proposal: Provision of new internal access road (retrospective) and new hedgerow, Decision: Approved 22nd July 2021.

2021/00588/FUL, Address: Pant Wilkin Stables, Aberthin, Cowbridge, Proposal: Assistant trainers dwelling, use of an existing access, Decision: Approved 24th December 2021.

2021/00588/1/CD, Address: Pantwilkin Stables, Llanquian Road, Aberthin, Proposal: Discharge of Conditions 7 (Means of Enclosure), 8 (Materials Details), 9 (Levels), 10 (Landscaping Scheme) and 12 (Bat and bird boxes). Planning approval 2021/00588/FUL - Assistant trainers dwelling, use of an existing access, Decision: Approved 16th June 2022.

2022/00808/FUL, Address: Pantwilkin Stables, Llanquian Road, Aberthin, Proposal: Retention of stable block and yard as built and change of use of stables to a mixed use of stables and equine veterinary hospital with ancillary offices and facilities, Decision: Approved 3rd April 2023.

2022/01222/FUL, Address: Pantwilkin Stables, Aberthin, Proposal: Change of use of equine buildings to employment uses, storage uses and cafe, and associated works (part retrospective), Decision: Null

2022/01260/FUL, Address: Pantwilkin Stables, Aberthin, Proposal: Variation of Condition 2 (Approved Plans) of Planning Permission 2019/00075/FUL: Erection of stables and associated works, Decision: Withdrawn 11th April 2023.

CONSULTATIONS

Welsh St Donats Community Council were consulted and responded advising they would like clarity and further information on the disposal of foul water which is not addressed in the application.

Cowbridge with Llanblethian Town Council were consulted and responded advising they have no objection.

Dwr Cymru Welsh Water were consulted and responded advising they have no objections. They have requested a condition requiring that no surface water shall connect into the public sewerage system and advisory notes regarding connection to a public sewer and the potential presence of former private sewers.

Glamorgan Gwent Archaeological Trust were consulted and have responded advising that the site is within an area of high archaeological potential and therefore it is considered likely that significant archaeological remains would be encountered during the proposed development. They request that a condition is attached requiring the applicant to submit a detailed written scheme of investigation for a programme of archaeological work to protect the archaeological resource.

Cadw were consulted and have responded advising they have no objection to the proposed development in regard to the scheduled monuments of Llanquian Wood Camp and Llanquian Castle.

Shared Regulatory Services (Neighbourhood Services) were consulted and have responded advising that they have received information advising that lorries are accessing and using the site for protracted periods of time which is resulting in noise disturbance. They have also noted that large amounts of soil are piled on site. It is therefore advised that working hours in terms of construction and ground works etc. are the subject of condition, so to prevent further disturbance and protect residential amenity. It is also advised that no burning of waste or other materials shall take place on the site.

The Members for Peterston Super Ely and Cowbridge were consulted, but no comments have been received at the time of writing this report.

The Council's Drainage Section were consulted, but no comments have been received at the time of writing this report.

The Council's Ecology Officer was consulted, but no comments have been received at the time of writing this report.

The Council's Creative Rural Communities Team were consulted, but no comments have been received at the time of writing this report.

The Council's Shared Regulatory Services (Environment Team) were consulted, but no comments have been received at the time of writing this report.

REPRESENTATIONS

The neighbouring properties were consulted on 14th December 2022, 16th January 2023 and 23rd January 2023.

Site notices were also displayed on 16th January 2023.

Representations were received from two neighbouring properties (Fern Lodge, and Llanquian Farm and its associated holiday accommodation). These are summarised as follows:

- Concerns regarding cumulative impact of continuing development of site in respect of noise and light pollution, over-development, ecology and visual amenity;
- Queries regarding the need for the building;
- Concerns that the removal of stone will be required to accommodate the building.

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 SP9 – Minerals
POLICY SP10 – Built and Natural Environment

Managing Growth Policies:

POLICY MG22 – Development in Minerals Safeguarding Areas

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 MD17 - Rural Enterprise

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 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 4 – Supporting Rural Communities

- Supports sustainable and vibrant rural communities.

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.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (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
- The Best and Most Versatile Agricultural Land
- Development in the Countryside (including new housing)

Chapter 5 - Productive and Enterprising Places

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

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 6 – Planning for Sustainable Rural Communities (2010)
- Technical Advice Note 11 – Noise (1997)
- Technical Advice Note 12 – Design (2016)
- Technical Advice Note 15 – Development and Flood Risk (2004)
- Technical Advice Note 24 – The Historic Environment (2017)

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)
- County Treasures (2009)
- Minerals Safeguarding (2018)
- Trees, Woodlands, Hedgerows and Development (2018)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

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 key issues are considered to be the impact of the proposed development on the countryside, including in respect of visual and landscape impact, and the impact of the proposal in respect of neighbour amenity, and whether it accords with policies MD1 (Location of New Development), MD2 (Design of New Development) and MD7 (Environmental Protection) of the Local Development Plan in these respects.

Impact on Countryside

Policy MD1 (Location of New Development) requires that development should have no unacceptable impact on the countryside.

The applicant has advised that the facility is proposed to be used by both the recently approved equine hospital that will be located in one of the existing buildings in the yard (ref. 2022/00808/FUL) and by the racing yard.

In respect of the principle of the building being located on this site, it is acknowledged that this is a facility that is proposed to support both an existing rural enterprise and the permitted equine hospital facility. As such, in principle the facility is considered appropriate in this location.

It has however been queried why a new building is required for the facility and why this needs to be located at the top yard.

In response, the applicant has advised that no barns are available for this purpose in the bottom yard, but given the horses that will be using this proposed barn will be horses who are injured, coming back from injury or require very specific treatment, this would be too far away to walk horses back and forth.

It is noted that some of those buildings in the bottom yard appear to be accommodating unauthorised uses and a separate planning application is under consideration for these (ref. 2022/01222/FUL).

However, it is also accepted that due to the nature of the facility for injured and recovering horses who will be living or being treated at the top yard, it is more appropriately located there.

As such, the principle of the new building is considered acceptable in this location.

In respect of the visual and landscape impact of the proposal, the building will sit on a proposed extension to the north east side of the yard. The land slopes upwards from the yard on this side. The proposal will require a significant amount of reprofiling works to accommodate the building at the same level as the existing yard. The building that is proposed is similar in character and finishes to the existing buildings within the upper yard, but is smaller.

Given the existing larger buildings and the yard on the site, it is not considered that the proposed reprofiling works and building would have a significant visual and landscape impact. Views of the building would be obscured by the sloping land around it and the larger buildings. It is however considered necessary that a

scheme of landscaping should be provided to ensure that the reprofiled ground is appropriately revegetated and that biodiversity enhancement is achieved.

Subject to the above condition, the proposal is considered acceptable in respect of its impact on the countryside and in accordance with Policy MD1 (Design of New Development) in this respect.

Impact on Neighbour Amenity

In respect of neighbour amenity, Policy MD2 (Design of New Development) requires that development proposals should safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance. 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 noise, vibration, odour nuisance and light pollution.

It is not considered that the proposed development would have a significant impact in terms of neighbour amenity when operational.

In respect of the impacts of the construction works on neighbours, particularly in respect of the reprofiling works, it is understood that a number of complaints have been raised by neighbours due noise and disturbance from stone removal and crushing that has been taking place on the site.

Some of the reprofiling works have already taken place, but much of the work is still to be carried out. It is acknowledged that the reprofiling works are going to require the removal of stone and that this will generate noise. However, this will be a short term process during construction only.

In addition, the applicant has agreed that the crusher will be moved from its current location to one adjacent to the site of this development while the reprofiling works are taking place (site of the new rural enterprise dwelling approved under planning permission (2021/00588/FUL). A condition is recommended to ensure that the operation of the crusher and any associated equipment, where required in relation to this development, takes place in this location only and behind a bund/noise barrier to limit its impacts on neighbours. Moreover, it is also considered necessary that the condition ensures that no further processing of materials is undertaken once the slab for the building has been laid and that the Local Planning Authority are advised in writing when the slab for the building has been laid.

In order to ensure that works do not take place in the early mornings/ evenings and that they are limited at weekends, the condition requested by the Council's Shared Regulatory Services in respect of hours of construction is recommended. An informative note is recommended advising no burning of waste, or other materials, shall take place on site.

Subject to the above condition, the proposal is considered acceptable in respect of neighbour amenity and in accordance with Policies MD2 (Design of New Development) and MD7 (Environmental Protection) in this respect.

Other Issues

In respect of the agricultural land classification of the site, Policy MD1 (Location of New Development) of the local Development Plan requires that new development on unallocated sites should have no unacceptable impact on the best and most versatile agricultural land, which includes grades 1, 2 and 3a agricultural land. Although the site is mostly predicated grade 3a land, as the proposed building is to be used in connection with the existing rural enterprise the proposal is considered acceptable in respect of its impact on the best and most versatile agricultural land.

The proposal will result in the removal of a relatively minor quantity of stone, in the context of the availability of mineral resources in the Vale of Glamorgan, to accommodate the new development. Therefore, this, and the construction of the new building, are not considered to have a significant impact on the availability of mineral resources.

The condition requested by Glamorgan Gwent Archaeological Trust has been recommended.

In respect of a foul water connection, the applicant has advised that this will be to the existing cess pit serving the yard.

This site is considered unlikely to contain public sewers and therefore it is not considered that Dwr Cymru Welsh Water's recommended condition nor advisory notes are required. It is also noted that the development will require an application to the Sustainable Drainage Approval Body for its surface water drainage and an informative note is recommended in respect of this.

In respect of flood risk, this only impacts on a small part of the access route, which is existing and serves the wider Pantwilkin site. As such, this is not considered to be a significant issue for the determination of this application.

The existing public rights of way will not be impacted by this proposal.

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), SP9 (Minerals), SP10 (Built and Natural Environment), MG22 (Development in Minerals Safeguarding Areas), MD1 (Location of New Development), MD2 (Design of New Development), MD7 (Environmental Protection), MD8 (Historic Environment), MD9 (Promoting Biodiversity) and MD17 (Rural Enterprise) of the Local Development Plan, Future Wales – the National Plan 2040, Planning Policy Wales and the relevant Technical Advice Notes and Supplementary Planning Guidance, the proposal is considered

to be acceptable in respect of its impact on the countryside, its impact on neighbour amenity and in all other respects.

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.

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:

1 Location Plan (received 1st December 2022)
2 Location Plan (received 1st December 2022)
4 Rev D Proposed Site Plan (received 1st December 2022)
5 Proposed Layout Plan (received 1st December 2022)
6 Rev D Proposed Elevations and Images (received 1st December 2022)
8 Rev A Existing and Proposed Sections (received 1st June 2023)

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 building shall be used solely for the purpose of an equine rehabilitation facility as set out within this application, and shall not be used for any other purpose whatsoever.

Reason:

To safeguard the use of the site and protect the character and appearance of the rural area to accord with Policy MD1 (Location of New Development) of the Local Development Plan.

4. No development approved by this permission shall commence until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall be submitted by the applicant and approved in writing by the Local Planning Authority and the programme and scheme shall be fully completed as defined in the approved details.

Reason:

In order that archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic Environment) of the Local Development Plan.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include tree and hedgerow planting of native species. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason:

To safeguard local visual amenities, and to ensure compliance with the terms of Policy MD1 (Location of New Development) of the Local Development Plan.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policy MD1 (Location of New Development) of the Local Development Plan.

7. No further excavation, processing or crushing of stone or other materials shall take place on the site in relation to the development hereby approved until the stone crusher(s) and any other material processing equipment located at Pantwilkin Stables have been re-located to within the area outlined in red on plan A101 Rev A (received 2nd July 2023), behind a noise barrier/bund which shall be of a height which shall be at least the same as the highest part of the aforementioned equipment, but no higher than 0.5m above this point. Any processing of material required on site resulting from the development hereby approved shall take place behind

this noise barrier/bund and no further processing of materials shall be undertaken from within the application site once the slab for the building hereby approved has been laid. The Local Planning Authority shall be advised in writing when the slab for the building has been laid.

Reason:

To minimise disturbance to local residents from construction activities in the interests of neighbour amenity, in accordance with Policy MD7 (Environmental Protection) of the Local Development Plan.

8. No construction work associated with the development hereby approved shall take place on the site on any Sunday or Bank Holiday or on any other day except between the following hours:

Monday to Friday	0800 – 1800
Saturday	0800 – 1300

Except where piling and drilling, and excavation, processing and crushing of stone are required, and these shall not take place on the site except between the following hours:

Monday to Friday 8:30 – 17:30

Reason:

To safeguard the amenities of local residents, and to ensure compliance with the terms of Policy MD7 (Environmental Protection) of the Local Development Plan.

NOTE:

- 1. The archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA), CIfA regulations, standards and guidance and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member.**
- 2. The Council's Shared Regulatory Services have advised that no burning of waste, or other materials, shall take place on site**
- 3. New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres as defined by The Flood and Water Management Act 2010 (Schedule 3), will require SuDS Approval Body (SAB) approval prior to the commencement of construction.**

Further information of the SAB process can be found at our website or by contacting our SAB team: sab@valeofglamorgan.gov.uk

- 4. The applicant is advised that the condition relating to the processing of stone only refers to the development approved by this planning**

permission and does not refer to or authorise the use of a crusher or other equipment at this location or anywhere else on the wider site for the processing of stone relating to any other activities on 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.