

SPECIAL DEVELOPMENT CONTROL COMMITTEE

02 OCTOBER 2025

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>Item No.</u>	<u>Page No.</u>	<u>Application No.</u>
8	23	P/25/247/HYB

A Full DC Committee Site Visit was undertaken on Wednesday 01 October 2025 at 9:30am.

As well as Development Control Committee Members and Officers, representatives from Coychurch Lower Community Council and the applicant and agent attended the site visit.

Since the publication of the agenda, the LPA has received representations from the following consultees:

The Vale of Glamorgan Council –

Having reviewed the relevant documentation, our comments from the scoping stage have been incorporated into the relevant Chapters of the Environmental Statement.

**BCBC Biodiversity Policy Manager –
Habitats & connectivity**

The site supports semi-natural habitats of local biodiversity value. Avoidance of these areas should take priority, and any loss must be offset through habitat creation and enhancement in accordance with Replacement Local Development Plan policies SP4, DNP6 and DNP8 and Section 6 of the Environment (Wales) Act 2016. The design should maintain ecological corridors linking the site to the Waterton Alderwood SINC and adjacent watercourses, consistent with RLDP policies SP4 (Climate Change), DNP5 (Locally Important Nature Conservation Sites), DNP6 (Biodiversity, Ecological Networks, Habitats and Species), and DNP8 (Green Infrastructure).

Protected species

Dormouse: Nearby records exist within the Waterton Alderwood SINC and a dormouse nest was found in a nest box north of the Former Bridgend Engine Plant Access Road in 2024. On site surveys in 2024 recorded no evidence of dormouse within the application site, though a minimal scrub area with potential to support dormouse is to be cleared for this development. Precautionary clearance methods have been proposed in Section 5.6.46 of the ES and this should be secured through a Construction Environmental Management Plan (CEMP) condition.

Bats: Individual trees with low roost potential are proposed to be removed. Precautionary felling methods are proposed in Section 5.7.16-18 of the ES and these should be included in the CEMP to be agreed by condition. Foraging and commuting corridors must be protected from light spill. A lighting

strategy should also be conditioned which demonstrates there will be no light spill into these areas.

Otter: No evidence recorded within the site, but adjacent rivers are known habitats. Measures to avoid disturbance and robust pollution prevention are required and should also be secured through a CEMP condition.

Birds & reptiles: Mitigation is required for nesting birds and potential reptile habitat clearance. This can also be secured through a CEMP condition.

Lighting

External lighting design must follow Bat Conservation Trust guidance to avoid spill onto areas of adjacent vegetation, including the SINC and riparian corridors. A lighting plan demonstrating compliance and consideration for wildlife should be included in the conditions of approval.

Landscape & enhancement

The ES states new landscaping will include dormouse-beneficial species (hazel, honeysuckle, bramble) however, these are absent from the proposed Soft Landscaping Planting Schedule in the northwest of the site. This Plan should be updated to include these species and provide suitable habitat for dormouse. This will also help to deliver biodiversity enhancement consistent with RLDP policies SP4, DNP6, DNP7 and DNP8, and Section 6 of the Environment (Wales) Act 2016.

Additionally, any SuDS features should be designed as multifunctional habitat areas e.g. wetland, wildflowers etc.

Long-term management

I welcome the statement that the new owner commits to the long-term management of the dormouse habitat planting. A Landscape and Ecological Management Plan (LEMP) should be included in the conditions of approval to secure delivery and long-term monitoring and adaptive management of habitats. This should detail the intended long-term management and maintenance activities, including times of year, to be undertaken.

The above recommended conditions, alongside the detail and recommendations in NRW's comments, will help to ensure the development delivers biodiversity enhancement, protects ecological connectivity, and secures long-term ecosystem resilience, in line with relevant RLDP policies and Section 6 of the Environment (Wales) Act 2016.

Further to discussions and negotiations between the applicant and consultees, the following conditions should replace the conditions in the report:

Conditions 17. (F) and 15. (O):

Generator and black building testing shall be restricted to the following parameters, unless changes to the testing regime and its timings which can

demonstrate no undue noise and air quality emissions is otherwise agreed in writing by the Local Planning Authority:

Testing shall be restricted to between 10.00 and 16.00 hours only during the weekdays

- The maximum hours for testing shall be restricted to 5 hours/generator/year
- Testing shall be restricted to a maximum of 2 x 2 hour load banks per set per year and 1 x black building test [30 mins].

Therefore, any two generators across site could be operating concurrently at any time for an hour; and at any time during the test, all the generators serving a single building could be operational concurrently for 30 mins of testing.

All generators shall be fitted with maintain Selective Catalytic Reduction (SCR) technology, with maintenance records retained and made available to the authority on request. The routine generator testing shall be scheduled to avoid periods of elevated background pollution (e.g. peak traffic hours) where practicable. Records of annual generator operating hours for test and emergency use shall be submitted to the local authority on request.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

Conditions 19. (F) and 17. (O):

The sound power level of each noise source shall not exceed the noise levels specified in Table 11.17 of Chapter 11 of the Environmental Statement on Noise and Vibration entitled 'Proposed Data Centre Campus, Bridgend prepared by Hoare Lea and the mitigation measures for operational building services shall comply with Table 11.19 of Chapter 11 of the Environmental Statement unless otherwise agreed in writing with the Local Planning Authority. Any agreed changes shall demonstrate that the overall noise rating levels will still comply with the limits specified in Condition 16 (F) and Condition 18 (F). Prior to installation of any plant and equipment, details of the plant and exact mitigation per phase shall be submitted to and agreed with the Local Planning Authority to demonstrate compliance with this condition. The plant, equipment and mitigation shall be implemented as agreed and the mitigation measures shall be maintained for as long as the permitted use continues.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

Conditions 21(F) and 19(O):

Within 21 days of receipt of a written request from the Local Planning Authority (LPA), following a justified complaint to the LPA relating to noise emissions arising from the operation of any part of the development site, the site operator shall provide a written protocol for the assessment of the noise levels to the Local Planning Authority for approval. The written protocol shall be produced by an independent acoustic consultant. Within 2 months of the protocol being approved, the noise assessment shall be undertaken in

accordance with the agreed protocol and shall be submitted to the Local Planning Authority unless written consent is granted to any variation. The assessment shall include all data collected for the purposes of undertaking the compliance measurements and analysis. The assessment shall propose further noise mitigation measures if there is non-compliance with the noise levels set out in Conditions 16 and 18. Any additional mitigation required as a result of the above shall be installed on site within 1 month of the date of submission of the report unless otherwise agreed in writing with the Local Planning Authority. Following the installation of the additional mitigation, a further noise assessment using the agreed methodology shall be undertaken and submitted to the LPA to demonstrate that the mitigation has now achieved the noise rating levels specified in conditions 16 and 18.

Reason: To ensure a satisfactory form of development.

Condition 11. (O):

Notwithstanding the submitted transport assessment and supplementary transport response note, revised assessments shall be submitted to accompany all subsequent reserved matters applications (excluding the advance infrastructure works/Interim Power Solution). Such assessment shall address traffic generation and highway impact together with any required mitigation works and triggers for their implementation.

Reason: In the interests of the free flow and safety of traffic and to maintain the operational capacity of the network.

Condition 15. (F):

The existing access onto Moor Road shall remain locked at all times during the operational phase of the site except for when emergency access is required for, or in conjunction with, the servicing and maintenance of the consented sub-station (SS1).

In addition, the occupiers of three properties along Waterton Lane have expressed concerns with the application as follows:

- Complete lack of engagement with those most likely to be affected by the proposed developments at the old Ford factory site.
- Concern around who was asked to attend and who actually did attend the consultation meeting in November
- Ongoing consultation - how will you provide realistic responses within dynamic timescales to any of the points that we may raise?
- Evidence that community concerns/expectations are included in planning submission we would like to see any feedback from other residents, organisations or businesses
- Issues during construction
 - Noise - working hours
 - Dust pollution – already have had this
 - Transport routes
 - On-going consultation with community and actions taken from feedback
 - Any disruption to power anticipated – protocol for new connections

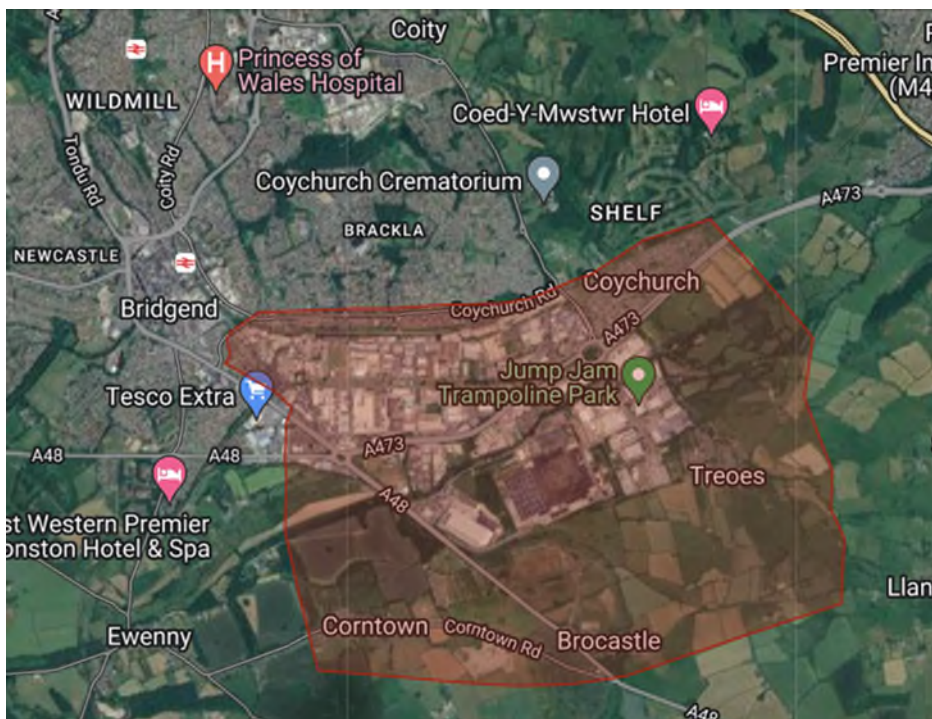
to grid if it affects us?

- Any disruption to broadband anticipated?
 - Please be aware that during demolition, noise and dust along with working outside permitted hours (we assume 8am-6pm was granted), was a problem for us.
 - How high are the buildings – we would expect not higher than the Ford buildings were and be graded in height at a rate no greater (ideally less) than the Fords building were positioned? If they are planned to be positioned nearer our homes (in the former Fords car park) and at a greater height than the car park (ground level), we will find this objectionable and questionable in relation to what should be permitted under planning law.
 - The positioning of the 'first phase' building proposed for what used to be the car park for the Ford factory is far too close. The northern face of this proposed building is approx 120 metres from the garden boundaries of 'Woodstock House' and 'Riverside' Waterton Lane. This building needs to be located further away from the residents' dwellings.
 - What is the building sequence – is there a sequence plan that can be shared?
 - Better understanding of why build programme is 12 years....is it phased stop periods?
 - We are advised that development will begin at the north end of the site - why doesn't the build programme start at the south east end of the development site rather than at the north end, i.e. the end nearest to residential areas?
 - Post completion of data centres impact of traffic, what are long term routes in/out
 - Extent and frequency of deliveries and how many employees – how many vehicle movements?
 - Noise generation from permanent plant – AC/DC, invertors etc?
 - Are generators/DRUPS back-up only? If yes, do they need periodic start-up – how often and what times?
 - Given the demand on the power infrastructure that the data centres will need, what can you advise in terms of no threat of temporary or long-term interruptions to our network for power or other utility services?
 - Light pollution issues – what is lighting proposal?
 - What are the proposed finishes for the building envelope....this is important to us as some of the buildings will be visible from our properties and an 'industrial look' will not be a positive move. Getting rid of the awful image of Ford is positive, so seeing something more visually pleasing must surely be seen as an opportunity?
 - Proposals for hard and soft landscaping?
 - Benefits available to the local community....is there a community benefits and localism plan provided with the submission?
- Plans for interim consultation meetings
 - Employment for Bridgend
 - Skills centre for Bridgend College students

- Local supply chain opportunity
- Charitable works
- This proposal is for a massive data centre which will generate a significant quantity of excess heat. Surely the local authority should be considering how it and its residents - especially those most affected, can benefit from this excess wasted energy.

In response to the late representations, whilst the majority of the questions are answered in the report and in the submitted documents, the following comments are provided:

- Over a period of around 10 months, the scheme has been the subject of a **public exhibition** in November (**with letter drops to the properties in the area below**):



It has also been the subject of a **Pre-Application Consultation (PAC)** exercise as required by the regulations.

The PAC statement confirmed that a copy of a letter and the site notice were individually posted to 2,884 addresses on 26 February 2025 (which included the owner and/or occupiers of the surrounding area including notifying additional addresses). In addition, 8 no. site notices were installed on 26th February 2025. The PAC process is required to be undertaken just before submitting the application.

The site notices were installed at the following locations (red circles):



Thirty-six properties in Waterton Lane and Waterton Close (amongst others) were directly notified of the application on 30 May 2025. Site notices were erected on 5 June 2025.

The consultation process has been extensive and comprehensive.

- It is not expected that there will be any disruption to broadband – on the contrary, it is expected that it will improve as a result of the development.
- Building 1 is set away from the unadopted road and is further separated from the properties in Waterton Lane by a dense band of trees and the River Ewenny. It is likely to be the smallest building in the campus (apart from the guardhouses) and all other development will be to the south of this building and further away from Waterton Lane.
- The construction phase is likely to be around 15 years and not 12 years. Building 1 is expected to take 24 months to complete. Benefits available to the local community....is there a community benefits and localism plan provided with the submission?
 - Plans for interim consultation meetings
 - Employment for Bridgend
 - Skills centre for Bridgend College students
 - Local supply chain opportunity
 - Charitable works
- Any Community Benefits from this development cannot be secured through the Planning process.

Following discussion with the agent it is considered that condition 3, relating to the opaquely glazed first floor front elevation window serving the bathroom is no longer required. This amendment is put forward due to the non-habitable status of the room the window serves, in addition to the minor width of the window.

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02 OCTOBER 2025