

BRIDGEND COUNTY BOROUGH COUNCIL

REPORT TO DEVELOPMENT CONTROL COMMITTEE

1st September 2016

REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES

Ysgol Bryn Castell, Bridgend Phase 2 Development and Planning Brief

1. Purpose of Report

- 1.1 To consider the Ysgol Bryn Castell (Phase 2) Development and Planning Brief and approve its content as a material consideration in the determination of future planning applications.

2. Connection to Corporate Improvement Objectives/Other Corporate Priorities

- 2.1 The approval of the Development and Planning Brief will contribute to the Council's Corporate Improvement priorities of working together to develop the local economy and working together to make smarter use of our resources.

3. Background

- 3.1 As part of the Council's School Modernisation Programme, the former Ysgol Bryn Castell School has been relocated to the re-modelled Ogmore Comprehensive School site in Bryncethin. Part of the former Ysgol Bryn Castell school site has already been released and residential development is currently under construction on Phase 1.
- 3.2 To assist in the future development process and the disposal of Phase 2, a Development and Planning Brief has been commissioned by Property Services and undertaken by planning consultants Bilfinger GVA.

4. Current Situation

- 4.1 The whole of the former Ysgol Bryn Castell site is allocated for residential development in the adopted Bridgend Local Development Plan by Policy COM2(7).
- 4.2 The Development and Planning Brief for **Phase 2** of the site is attached at **Appendix 1**. The purpose of the document is to provide a framework for the redevelopment of the site and to demonstrate that there are no significant technical constraints that cannot be overcome with respect to its future development.
- 4.3 The document has been developed in consultation with officers of the Council, including highways officers who are satisfied that the highway and access arrangements proposed are appropriate.
- 4.4 The contents of the Development and Planning Brief is summarised as follows:-

- **Section 1 – Introduction.**

This sets out the context for the release of the site and the brief's overall purpose and structure.

- **Section 2 – The Site.**

This provides overview of the site, its location and key characteristics.

- **Section 3 – Planning Policy.**

This summarises the relevant planning policy context against which any future proposals will be considered. This includes policies in the adopted Bridgend LDP, Planning Policy Wales and Supplementary Planning Guidance (SPGs).

- **Section 4 – Constraints / Opportunities and Technical Investigations.**

This section identifies the key constraints from a range of technical studies and reports commissioned to support the development of the site, including for example protected trees, access arrangements and highway capacity, ecology, drainage and ground investigations. It suggests how, where concerns are identified, these can be addressed.

- **Section 5 – Design Principles and Parameters.**

This section sets out the overarching design principles and parameters for the site, including scale, mix and housing density; landscape setting and trees; the provision of on-site recreational open-space; accessibility, movement and active travel; drainage and biodiversity.

- **Section 6 – Planning Obligations.**

This outlines the key S106 requirements that are likely to be sought in connection with the site when a planning application is submitted.

5. Effect upon Policy Framework & Procedure Rules

5.1 The Development and Planning Brief will represent a material consideration in the determination of any future planning applications for the site.

6. Equality Impact Assessment

6.1 An Equality Impact Assessment Screening has been undertaken and the proposed recommendation is unlikely to have an impact on equality issues.

7. Financial Implications

7.1 There will be a capital receipt for the sale of the site and its future development could generate Section 106 contributions.

8. Recommendation

- 8.1 To approve the Ysgol Bryn Castell Development and Planning Brief as Development Control guidance, to be used as a material consideration in the determination of future planning applications for the site.

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Background documents

Bridgend Local Development Plan

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Ysgol Bryn Castell, Bridgend

Development & Planning Brief – Phase 2

Bridgend County Borough Council

August 2016

Prepared By Mike Southall Status Principal Date: 4thAugust 2016
Reviewed By Ben Lewis Status Director Date: 4thAugust 2016

For and on behalf of GVA Grimley Ltd

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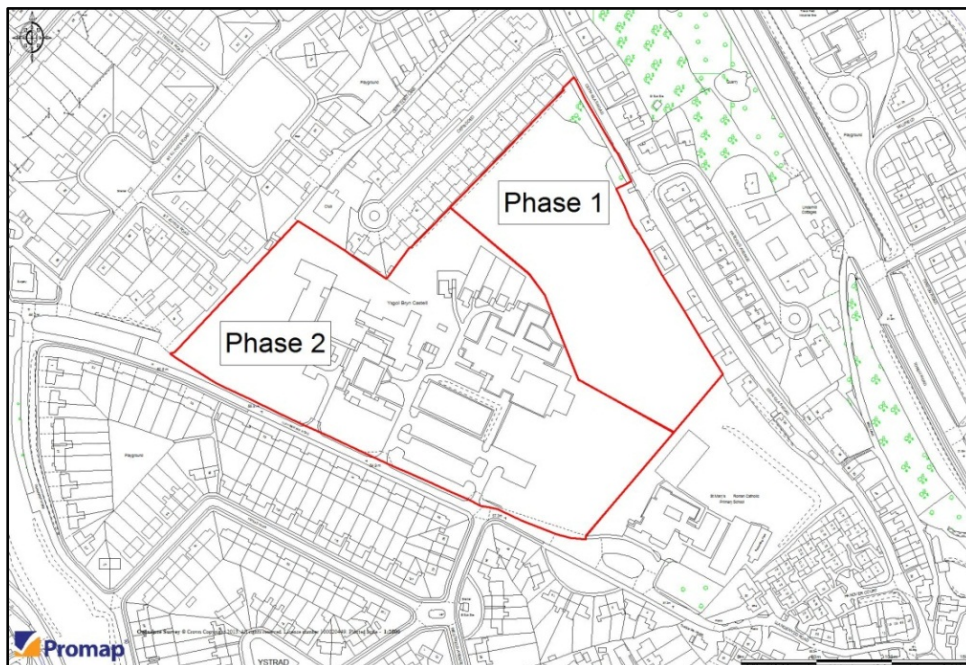
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Executive Summary

Ysgol Bryn Castell School relocated to the former Ogmore Comprehensive School, as part of Bridgend County Borough Council's School Modernisation and Education Inclusion Programme. The site extends to 13.6 acres / 5.5 hectares (ha) and has been brought to market in two phases:



- Phase 1 comprised an area of informal grassland extending to 4.4 acres / 1.8 ha which ceased to be used as part of the school operation in 2013 and benefits from full planning permission for the erection of 67 no. dwellings, with a section 106 legal agreement securing various planning obligations. This portion of the site has been purchased by Barratt Homes; and

- Phase 2 extends to 9.3 acres / 3.7 ha, and comprises

the remaining land at the site which was largely occupied by the former school buildings; all of which have now been demolished. Phase 2 is now the subject of this Development Brief.

This development and planning brief provides an overview of the potential offered by Phase 2 and sets out a series of development principles and parameters to give certainty over the form, scale and character of development that could be achieved at the site.

In summary:

- The site is allocated for residential development under Policy COM2 (7) of the adopted LDP and is not subject to any specific policy constraints;
- The technical issues relevant to the site have been examined in the preparation of this report and have demonstrated that there are unlikely to be any highways, drainage, landscape, arboricultural, or ecology constraints to the development of Phase 2.

The site has been identified as having potential for between 120 - 130 dwellings (based on a development density of 35 dwellings per hectare), with the following indicative planning obligations:

- 20% affordable housing provision;
- A financial contribution towards open space;
- Provision of on-site children's play facilities;
- A contribution to primary education facilities

This development and planning brief has been approved by Bridgend County Borough Council's Development Control Committee and is accompanied by a comprehensive marketing pack which includes detailed reports on the technical matters identified herein.

Developers should be aware of new statutory requirements introduced by the Planning (Wales) Act 2015 to undertake community consultation and submit a pre-application consultation report at any future planning application stage.

Developers will also be aware that the 2015 Act also introduced a new statutory requirement for Local Planning Authorities to provide a pre-application advice service.

In order to promote a high quality development, increase efficiency in the processing of a future planning application and reduce uncertainty for developers, Bridgend Council also provide a more comprehensive pre-application service, over and above the statutory minimum.

Developers are strongly advised to engage in this enhanced pre-application service, details of which can be found at the following link:

<http://www1.bridgend.gov.uk/services/planning/development-control.aspx>

1 Introduction

Context

- 1.1 Ysgol Bryn Castell was established as a day school in 2002 for pupils with moderate learning difficulties. At the time of opening, the school accommodated circa 200 pupils.
- 1.2 In recent years, the Authority's Education Inclusion programme has supported the further successful inclusion of pupils with moderate learning difficulties and communication difficulties in mainstream schools. Therefore, in 2013, well over a third of the accommodation at the existing Ysgol Bryn Castell School, and much of its site became surplus to requirements. Furthermore, its accommodation was not considered suitable to meet the requirements of a modern special school.
- 1.3 Consequently, the Council, as part of its School Modernisation Programme, decided to relocate the school to the former Ogmore Comprehensive School site (which has become available for alternative educational and Council service provision and redevelopment purposes, following the decision to close Ogmore Comprehensive and Ynysawdre Comprehensive schools and open a new 'Coleg Cymunedol Y Dderwen' in Tondy).
- 1.4 In light of this, and to contribute to its capital programme for education, the Council is seeking to realise the asset at Ysgol Bryn Castell through the disposal of the site.
- 1.5 The former school site extended to a total of 13.6 acres / 5.5 ha. 4.4 acres / 1.8 ha of this lies within Phase 1 for which a full planning application (LPA Reference P/15/25/FUL) was submitted to the Council in January 2015, on behalf of Barratt South Wales and United Welsh Housing Association, for the development of 67 no. dwellings. This application was considered by Members of the Council's Development Control Committee on 23rd July 2015 at which it was resolved to grant planning permission subject to the applicants entering into a section 106 legal agreement with the Council to secure the associated planning obligations for the site. The development of Phase 1 commenced shortly after planning permission was granted. The remaining 9.3 acres / 3.7 ha is now available for release as Phase 2.
- 1.6 Phase 2 of the site does not currently benefit from an extant planning permission for redevelopment, and it is not proposed that this will be secured prior to marketing the site for disposal. The site has however been allocated for residential development in the Bridgend Local Development



Plan (LDP) – its loss as an education facility is therefore not in question and the principle of residential redevelopment is considered acceptable.

- 1.7 As part of the disposal process, and given that a planning permission is not being pursued prior to sale, it is necessary to investigate any technical issues which may constrain the site's potential in order that a degree of certainty can be given to potential bidders on the site's suitability and capability for redevelopment. This requires consideration of a number of key issues including highways (both capacity and the ability to create any new vehicular access that may be required), protected trees (the site is subject to a Tree Preservation Order), biodiversity, and existing infrastructure and ground conditions.
- 1.8 To inform prospective bidders and demonstrate the site's considerable potential, the Council has appointed a consultant team to investigate the technical issues associated with the site, fully appraise its potential, and define a development framework to help realise that potential.

Purpose of this Document

- 1.9 The preparation of this document has been led by Bilfinger GVA, with the overarching aim of providing a framework for the future redevelopment of Phase 2. The purpose of this exercise is not to present detailed proposals for the site's redevelopment, but to define a framework within which a high quality development scheme can evolve and be delivered.
- 1.10 The Framework examines the site context, summarises the key headlines of the technical investigations that have been undertaken and identifies any potential constraints and opportunities. This context is drawn together to define a series of development parameters and design principles which can be used to guide its redevelopment in the future.
- 1.11 In direct reflection of the potential constraints presented by the site, expert technical input into the Framework has come from Tirlun Design Associates, Integral Geotechnique, Vectos, Wildwood Ecology and Cambria Consulting. A range of studies independently commissioned by the Council have also been reviewed, particularly on ground conditions and ecology. This technical expertise has been supplemented by commercial market input from the appointed agents for the site. All technical reports prepared in connection with the site disposal process are included within the marketing pack for the site.
- 1.12 Importantly, and to give the framework credibility, the preparation process has included dialogue with Council Officers in development planning, ecology, drainage, trees,

development management and highways. This approach has allowed the principles and parameters for the site to be fully explored and tested with Officers prior to it being endorsed by the Council's Development Control Committee.

- 1.13 The Development Framework is intended to assist all parties that may have an interest in the site – both at present and in the future. The Framework has been prepared to outline and promote the development opportunities the site presents and encourage an appropriate design response.

Structure of this Document

- 1.14 This statement documents the preparation of the Development Brief for Phase 2 and its structure seeks to place this in the context of an overarching framework for the site.

- 1.15 This statement is structured as follows:

- Section 2 – provides an overview of the site, its location and key characteristics;
- Section 3 – summarises the planning policy context against which any future proposals for the site will be assessed;
- Section 4 – outlines the key constraints to development at the site and identifies ways in which these can be overcome;
- Section 5 – sets out the overarching design principles and parameters defined for Phase 2 and illustrates the development form that could potentially be delivered; and
- Section 6 – sets out the key elements of the likely planning obligations package that will be sought in connection with the redevelopment of Phase 2, although it is acknowledged that the final package will be subject to detailed negotiation with the Council when a planning application is submitted.

2 The Site: Context, Use & Proposals

Context

- 2.1 This development brief relates to an area of land identified as 'Phase 2' which lies within the overall land-holding at the former Ysgol Bryn Castell school.
- 2.2 The Phase 2 land comprises cleared land previously occupied by the school buildings, together with areas of hard-standing for car parking and former staff residences.

Location & Extent

- 2.3 The site is located approximately 1km to the north-west of Bridgend Town Centre. Located within the ward of Newcastle, it lies just to the north of the Newcastle Hill Conservation Area, and is separated from this by St Mary's RC Primary School, which lies on the School's south-eastern boundary. A site plan is included in Appendix A.
- 2.4 The site is located in an established residential area served by an existing local service centre at Bryntirion. The area is characterised by low to medium density housing made up primarily of detached and semi-detached dwellings.
- 2.5 Access to the site is currently achieved via existing access points along Llangewydd Road (which runs along its western boundary). These served as the primary access routes to the former school complex.



Built Form & Use

- 2.6 The former school complex fell within Phase 2, and remained operational until autumn 2014, but was demolished in January 2015 - an overview is provided below as context.
- 2.7 The school was made up of a collection of educational buildings ranging between 1 and 4 storeys in height, along with a small number of residential dwellings (originally constructed for staff to live on site) and residential blocks (formerly used for pupils who resided at the school). The school historically provided for pupils (8 – 19 years) with a wide range of special educational needs and who experienced significant learning and/or emotional and behavioural difficulties. The accommodation was assessed by the Council and considered unsuitable for the needs of a modern school for children with specific needs.
- 2.8 An application seeking the Council's Prior Notification (LPA Reference P/15/457/DPN) for the demolition of all the buildings within the school site was submitted to the Council

on 14th July 2015. This application was determined on 2nd September 2015, with the Council concluding that the details of the site clearance and demolition works were acceptable and its prior approval would not be required. The demolition works have since been completed.

- 2.9 Phase 1 is separated from the now demolished school buildings by an existing fence line and has not been used in connection with the school for a number of years.

Phase 1

- 2.10 A full planning application (LPA Reference P/15/25/FUL) for the development of 67 no. 1, 2, 3 and 4 bedroom dwellings, together with a new access onto Cefn Glas Road was submitted to the Council in January 2015, on behalf of Barratt South Wales and United Welsh Housing Association, for the development of 67 no. dwellings (Approved Site layout Plan included at Appendix B).

- 2.11 The consented scheme is predominantly 2 storeys in height, with the only exception being the three storey block of apartments located in the southern part of the site. The development comprises 18 no. four bedroom dwellings, 26 no. three bedroom dwellings, 9 no. two bedroom dwellings, 6 no. two bedroom flats and 8 no. one bedroom flats. An area of public open space will be provided to the eastern boundary of the site.

- 2.12 The application was considered by Members of the Council's Development Control Committee on 23rd July 2015 at which it was resolved to grant planning permission subject to the applicant entering into a section 106 legal agreement with the Council to secure the following planning obligations:

- 20% affordable housing provision (14no. x 1 and 2 bed flats);
- £31,490 towards the provision of public open space in the area of Cefn Glas, and;
- £7,000 for a 20mph Traffic Order.

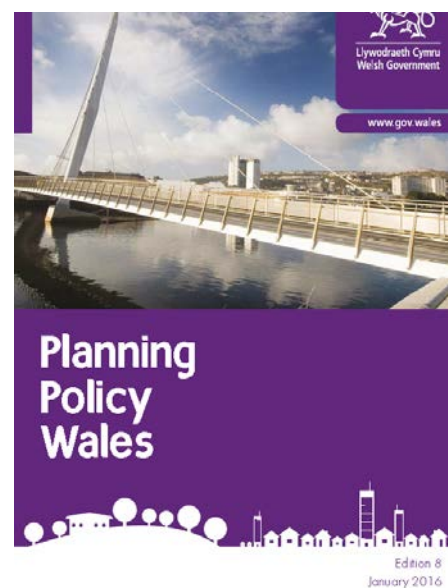
- 2.13 The section 106 legal agreement has now been signed and the certificate of planning permission for this development was issued on 1st September 2015.

3 Planning Policy

- 3.1. This section provides an overview of the relevant planning policy against which redevelopment proposals will be assessed. It sets out the policy provision applicable to Phase 2.
- 3.2. The Bridgend Local Development Plan (LDP) 2006 – 2021 (September 2013) constitutes the adopted development plan relevant to the site and provides the planning policy context for this development brief.

Planning Policy Wales

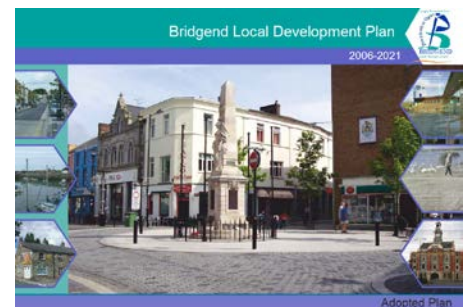
- 3.3. Planning Policy Wales (Edition 8, January 2016) (PPW8) seeks to utilise the planning system to achieve sustainable development across Wales. PPW8 states that, to achieve this, proposals should have a number of objectives, including:
 - Promote resource-efficient and climate change resilient development that minimises land-take;
 - Reuse previously developed land and buildings;
 - Minimise the need to travel (especially by private car) by considering the location of new development;
 - Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings;
 - Minimise the risks posed by, or to, development on or adjacent to contaminated land and land liable to flooding;
 - Facilitate sustainable building standards (including zero carbon);
 - Secure the provision of infrastructure to form the physical basis for sustainable communities;
 - Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems;
 - Help to ensure the conservation of the historic environment and cultural heritage;
 - Encourage the use of renewable / low carbon energy solutions;
 - Encourage opportunists to reduce waste and all forms of pollution;
 - Ensure that all local communities - both urban and rural - have sufficient good quality housing for their needs;
 - Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space;
 - Foster improvements to transport facilities and services;



- Encourage social inclusion by providing a more accessible environment;
- Promote quality, lasting, environmentally-sound and flexible employment opportunities;
- Enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness;
- Respect and encourage diversity in the local economy;
- Promote a low carbon economy and social enterprises; and
- Contribute to the protection and, where possible, the improvement of people's health and well-being as a core component of sustainable development and responding to climate change.

3.4. The guidance within PPW8 is supplemented by a range of Technical Advice Notes that will also require consideration as future proposals for the site are developed.

Bridgend Local Development Plan



3.5. The LDP recognises the importance of Bridgend as a regional hub for services, employment, housing and retail, whose success will spread prosperity to the surrounding communities. One of the key strategic objectives of the LDP focuses on the production of high quality sustainable places where people want to live.

3.6. The entirety of Ysgol Bryn Castell is allocated for residential development under Policy COM2 (7) of the adopted LDP, of which Phase 2 is a part. As such, the development of this site for residential purposes is acceptable in principle.



3.7. Planning permission has been granted for 67 no. dwellings on the land identified as Phase 1. Informal discussion with Officers of the Council suggests that Phase 2 could deliver approximately 120-130 units.

3.8. The detailed design proposals for the site's redevelopment will be primarily assessed against LDP policies on general considerations of design and residential development.

3.9. A summary of the principal policy considerations is provided below with the policy text included in full in Appendix C. This list is not exhaustive and should only be used as an initial guide.

Regeneration-Led Development

- Policy SP1 states that development in the County Borough will be permitted where it provides the maximum benefits to regeneration at a scale that reflects the role and function of settlements as set out in

the settlement hierarchy.

Settlement Hierarchy and Urban Management

- Policy PLA1 seeks to permit development within settlement boundaries at a scale commensurate with the role and function of settlements as set out in the hierarchy identified.

Design & Sustainable Place Making

- Policy SP2 seeks to ensure that all development contributes to the creation of high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment. The policy establishes the criteria for the assessment of design quality in development proposals.

Residential Development

- Policy SP12 makes provision for the development of 9,690 new dwellings in the County Borough up to 2021.
- Policy COM2 identifies the sites allocated for housing outside the County Borough's four strategic Regeneration Growth Areas. Ysgol Bryn Castell is allocated under Policy Reference COM2(7). Policy COM4 states that on sites larger than 0.15 hectares, new residential development will be built at a minimum density of 35 dwellings per hectare, unless local constraints or characteristics, or a lack of housing choice, dictate otherwise.
- Policy COM5 confirms that where a need is demonstrated affordable housing contributions will be sought on development sites capable of accommodating 5 or more units, or exceeding 0.15 hectares in size. In Bridgend, provision of 20% will be sought on all residential development sites.

Transportation

- Policy PLA11 requires all development to provide appropriate levels of parking in accordance with adopted car parking standards.

Protecting & Enhancing the Environment

- Policy ENV5 requires the provision of green infrastructure through the protection and enhancement of existing natural assets and the enhancement of new multi-functional areas of green space.
- Policy ENV6 seeks to ensure that, wherever possible, development proposals retain, enhance, conserve, or restore natural features (e.g. woodland, trees, hedgerows, etc) and where this is demonstrated not to be possible, proposals should mitigate for any

detrimental impact.

- Policy ENV7 requires development proposals to demonstrate that they would not result in an unacceptable risk of harm to health, biodiversity, and / or local amenity.
- Policy ENV15 requires all development proposals to include provision for the proper design, location, storage, and management of waste generated by the development.
- Policy ENV17 seeks to encourage all major development proposals to incorporate schemes which generate energy from renewable and low/zero carbon technologies. If viable, all proposals of 10 dwellings or more are expected to connect to district supply networks for heat and energy.

Outdoor Recreation Facilities

- Policy COM11 requires the provision, or the equivalent value, of a satisfactory standard of outdoor recreation space for all new housing developments. Good quality outdoor recreation space should consist of a balance of children's play space, outdoor sports facilities and accessible natural green space. Provision should be in line with the standards set out in the LDP which are based on the benchmark standards endorsed by the Fields in Trust.

3.10. In addition, the following Supplementary Planning Guidance is particularly relevant to the redevelopment of Phase 2:

- SPG 7 (Trees)
- SPG 8 (Residential Development)
- SPG 13 (Affordable Housing)
- SPG 16 (Educational Facilities and Residential Development)
- SPG 17 (Parking Standards)
- SPG 19 (Biodiversity)

4 Constraints, Opportunities & Technical Investigations

Preface

- 4.1 The constraints and opportunities presented by Phase 2, and the way in which these are addressed, provide the key influences on development potential. Understanding these issues allows for a coherent set of development and design parameters to be established which will facilitate the delivery of a high quality development scheme.
- 4.2 In line with the context established by planning policy, and considering the prevailing market requirements and development proposals for Phase 1, it is considered that Phase 2 also offers greatest potential for residential development.
- 4.3 The technical investigations undertaken to inform this development brief are summarised in this document with detailed reports provided in the technical marketing pack. The technical work includes the following:
- protected trees;
 - access and highway capacity;
 - ecology;
 - drainage; and
 - ground conditions.
- 4.4 The main headlines for each of these are summarised below, together with the opportunities available to overcome any technical constraints identified.

Protected Trees

- 4.5 The Ysgol Bryn Castell School site is subject to a Tree Preservation Order (TPO) (copy included at Appendix D). In this light, full consideration of the site's landscape setting and impact on the character and amenity value of the existing trees will be required as part of any development proposal.
- 4.6 A 'Pre-Development Tree Survey & Assessment'¹ of the whole site, which includes Phase 1, has been undertaken by Tirlun Design Associates to confirm the current arboricultural situation. The results of this assessment are summarised below.
- 4.7 A peripheral linear tree belt is located along the south western boundary of the site adjacent Llangewydd Road. There are also a number of trees located within the site, and



Phase 1

¹ Report Ref: TDA/1881/TS&A/RhC/05.12.

these include large, mature, good quality specimens of Beech and Elm mixed with smaller ornamental and native trees.

- 4.8 These are protected by BCBC Tree Preservation Order No.3 (1954) (the trees are identified in the TPO as A78). The TPO also covers two beech trees on the south western side of the site which are considered likely to have been part of group A79 under the TPO).
- 4.9 The tree survey and assessment identified and evaluated a total of 49 individual trees, 11 tree groups and 2 woodlands through the whole site (inclusive of Phase 1). These were categorised in line with the British Standard for Trees in Relation to Construction (BS 5827):2005.
- 4.10 The survey has identified three categories of trees within the site which should be used as a basis to guide future development at the site. These are identified on the Tree Retention drawing (Ref TDA.1881.01) included in Appendix E. The three categories are as follows:
- Category A – existing trees of high quality and value whose retention is most desirable;
 - Category B – existing trees of moderate quality and value to be retained if scheme allows; and
 - Category C – low quality and value trees which can be removed.
 - Category R – trees that required removal on health / quality grounds.
- 4.11 Within Phase 2, the following were identified:
- 3 individual trees were identified as being Category A (high quality and value);
 - 9 individual trees, 1 group (Ref. G3), and 1 woodland (Ref. W2) were identified as being Category B (moderate quality and value);
 - 10 individual trees, 7 groups (Ref. G1, G2, G4, G5, G6, G7 & G8), and 1 woodland (Ref. W1) were identified as being Category C (low quality and value); and
 - 7 individual trees were identified as being Category R (remove).
- 4.12 Following the survey, TDA prepared a 'Tree Constraints Plan'² to provide an accurate record of the above and below ground development constraints from an arboricultural perspective. The plan (included in Appendix F) identifies the relevant root protection areas and shadow patterns of the existing trees that need to be retained and how this will influence the site's future development.

² Report Ref: TDA/1881/TCP/RhC/05.12

4.13 The survey recognised that the woodland (Ref: W1) should be retained if possible as landscape buffers within any future redevelopment, and also identified the following individual specimens which provided strong arboricultural features on the site:

- T5 (Beech) and T18 (Cooper Beech) located close to the site's south western boundary; and
- T29 (Elm) located within the centre of the site.

4.14 Despite the recommendations of the Tree Survey to retain W1 if possible, the Elm trees located in the south-western corner of the site adjacent to the Llangewydd Road cul-de-sac that comprise part of W1, were defined as Category C trees (low quality) and have since been felled due to their poor structural condition.

4.15 The site contains a variety of species, both deciduous and coniferous. Whilst a number of good quality specimens exist and provide a strong arboricultural character to the site and its surroundings, a large number of trees are considered to be of poor quality (predominantly due to a lack of recent management). Accordingly, there is scope for selective removal of trees within the site as part of any development proposals, and this should be undertaken alongside appropriate replacement planting. Such an approach will benefit the retained trees and subsequently improve the arboricultural value of the site. This can be undertaken sensitively to maintain the visual appearance of the site from elsewhere within the town.

Access

4.16 A preliminary transportation and access appraisal was undertaken. This did not identify any particular constraints to development at the site. An overview of the current highways situation is set out below.

4.17 The site is currently accessed via two access points on Llangewydd Road which operate an in and out one-way arrangement with standard priority junctions. There is a further priority junction located further west than the two junctions described above, however this access is fenced off and is currently unused.

4.18 Existing pedestrian access is restricted to the vehicular access points only, with no footways extending around the kerb line of the junctions.

Existing Parking & Servicing Arrangements

4.19 Currently, the main car park at the site provides space for approximately 58 cars with additional space for mini-buses to

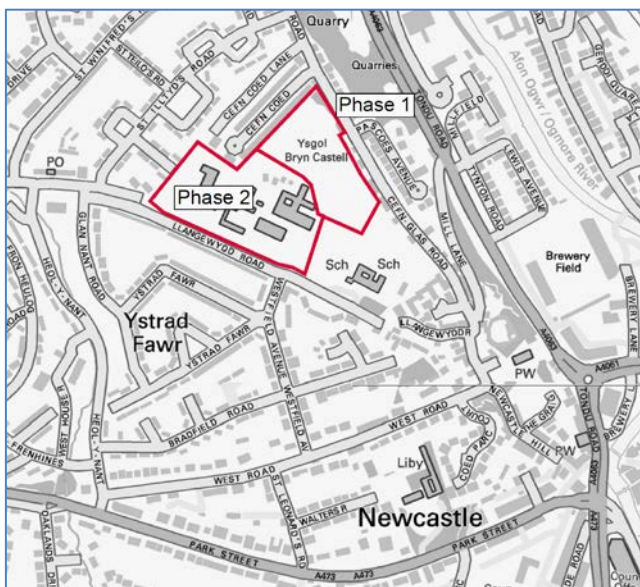
set down and pick up school children also.

4.20 Servicing of the existing school buildings was undertaken via a number of hard-standings located adjacent to the former school buildings and accessed via the same internal access road as the car park.

Local Highway Network

4.21 Within the vicinity of the school, Llangewydd Road is a narrow 5m wide highway which accommodates two-way traffic.

4.22 The plan below shows the highway network in the vicinity of the school.



Llangewydd Road (close to the existing school access)



St Leonard's Road / Park Street junction



Heol Y Nant

4.23 A 2m wide footway and street lighting is provided along the southern side of the highway only. Double yellow lines are located around the southern side of the highway within the vicinity of the Westfield Avenue / school egress junction and zigzag 'school' road markings are provided on both sides of the highway within the vicinity of the school entrance.

4.24 There is an additional access point that is located further west on Llangewydd Road, however this was used infrequently by the school.

4.25 On-street car parking by residents of Llangewydd Road is prevalent along the southern side of the highway only, which effectively narrows the road to one lane only, with gaps in between parked cars used as passing places.

4.26 Westfield Avenue is a narrow residential road which connects to Park Street via St Leonard's Road.

4.27 The St Leonard's Road / Park Street junction has slightly

impaired visibility splays for vehicles exiting on to Park Street due to the location of residential boundary walls. When measured on an OS plan the visibility splays are approximately 2.4m x 26m to the left and 2.4m x 34m to the right. Manual for streets advises that the stopping sight distance requirements at 30 mph are 2.4m x 43m.

- 4.28 Heol Y Nant is a residential distributor road with a footway along the eastern side of the highway and a combined footway / cycleway along the western side. The Heol Y Nant / Park Street junction has uncontrolled pedestrian crossing facilities on the Heol Y Nant arm and the eastern Park Street Arm, whilst a Toucan crossing is provided on the western arm. The visibility requirements at this junction meet with guidance contained with the Department for Transport document, 'Manual for Streets'.
- 4.29 Park Street is one of the primary vehicular routes into Bridgend Town Centre from the west. Although Park Street is generally very wide, on-street parking does narrow the highway in places, acting as a natural form of traffic calming. Footways and street lighting are present on both sides of the highway.

Base Traffic

- 4.30 To understand how the existing local highway network operates, traffic surveys were commissioned in 2012, during the weekday AM and PM peak periods, 07:00 to 10:00 and 15:30 to 18:30 respectively, at the Heol y Nant / Park Street junction.
- 4.31 The observed AM and PM peak hour flows at the Park Street junction are illustrated diagrammatically in Figure 2 of the Access Appraisal, prepared by Vectos. The recorded peak hours for this junction were 08:00 to 09:00 in the AM and 16:30 to 17:30 in the PM peak period.
- 4.32 The observed flows will inherently contain a number of school trips.

Sustainability, Accessibility & Active Travel

- 4.33 The site is located within an existing residential area well-served by a range of transport means.
- 4.34 It is well served by bus connections to local and regional destinations. The nearest railway station is Bridgend Railway Station, located in the town centre, approximately 1km walk from the southern edge of the site, providing mainline rail services to national and regional destinations such as Swansea, Fishguard, Milford Haven, Cardiff, Manchester and London. The National Cycle Network (Route 885) is accessible via the town centre.

- 4.35 Local pedestrian routes are provided as footways at the sides of the local highways with street lighting provided along all connections with the town centre.
- 4.36 The site is located within a prominent position with local accessible amenities (e.g. schools, doctor's surgery, post office, local shops, etc) within a 5-10 minute walk. The plan in Appendix G shows the 2km walking isochrone in relation to the site.

Ecology

- 4.37 A Preliminary Ecological Appraisal (PEA)³ of the site was commissioned independently by the Council and carried out by Wildwood Ecology Ltd in September 2011. The survey related specifically to the Phase 1 area of the site, but Phase 2 was also reported on.
- 4.38 The assessment comprised a desk study, a habitat field survey, and a protected species field survey. Given the time that has elapsed since this PEA was undertaken, a fresh PEA was commissioned and undertaken by Wildwood Ecology Ltd in August 2015⁴.
- 4.39 No statutory nature conservation designated sites were found within a 1km radius of the site, although four non-statutory designated sites are located within 1km of the site; the closest of which is the Cefn Glas Wood (Graig-y-Casnewydd) SINC. However, it was considered that any impact on these non-statutory sites was not likely to be significant.
- 4.40 The assessment identified that the site comprised the following habitats: scrub, scattered mixed trees, buildings, amenity grassland, hardstanding and soft landscaping. The habitats were identified as having the potential to support reptiles, bats, hedgehogs and common nesting birds. One on-site house (residence 3 – now demolished) and the north-eastern courtyard (also now demolished) were considered to have potential to support roosting bats, but in the case of the trees, only the Copper Beech on the southern boundary has potential.
- 4.41 Following the site survey, to inform the updated PEA, and receipt of notice that the Council's Prior Approval would not be required for the demolition of the on-site school buildings, a suite of bat surveys and a Method Statement⁵ were prepared by Wildwood Ecology Ltd to accompany an application seeking a European Protected Species (EPS) Licence from the Welsh Government prior to undertaking the

³ Report Reference WWE110806/R01 (6th September 2011)

⁴ Report Reference WWE151001 (16th October 2015)

⁵ Report Reference WWE150401.MS.1 (September 2015)

demolition work. Given that a small number of bats were found across the site, a mitigation and compensation strategy has been developed for the site. Further detail of this is discussed below.

- 4.42 The site was considered to offer no or negligible potential to support badgers, amphibians, otters or dormice.
- 4.43 Overall, the ecological appraisal concluded that the site was known to have bats roosting within one of the houses and that there is potential for bats to be present in the north-eastern courtyard. The site also has suitable habitat to support reptiles, hedgehogs and nesting birds.
- 4.44 The main recommendations of the PEA were as follows:

Bats

- A suite of bat surveys were undertaken in 2015. These identified various buildings within the site to have a moderate – high potential to support roosting bats. As such, it was considered necessary to prepare a scheme of mitigation to account for the presence of individual bats on the site.
- The scheme of mitigation is contained within the Method Statement which was submitted in support of the application seeking a EPS Licence from the Welsh Government. The actions requiring a Derogation Licence included the disturbance of bats and destruction of bat roosts during demolition of the on-site former school buildings. The Method Statement did not recommend the retention of any on-site roosts following demolition work. Instead the Derogation Licence agreed the creation of new roosts in the form of 6 x permanent bat boxes to be installed on suitable trees around the perimeter of the site prior to the demolition works commencing.
- In terms of post-development site safeguarding, the bat boxes will need to be inspected internally by a licensed bat ecologist in years 1 and 2 following any development of the site and the developer will need to liaise with Natural Resources Wales to define improvements if required.
- In terms of redevelopment proposals, measures to mitigate for further potential harm to bats may be required and would be secured as part of any future planning permission secured on the site by way of planning condition. Such matters may include: permanent bat roost features within any new buildings, appropriate illumination of the site during and post development, and the retention of boundary vegetation.

Common Reptiles

- The PEA concluded that the site comprises suitable habitat that may support reptiles. This, coupled with the findings of the reptile survey work carried out as part of the planning application for the redevelopment of Phase 1 which identified the presence of a single slow worm, means that further consideration of reptiles and appropriate mitigation may be required.
- Survey work should be carried out with respect to common reptiles in order to establish likely presence/absence (optimal survey months would be April, May or September).
- If reptiles are identified as being present, an appropriate mitigation strategy will need to be formulated and agreed with the Council's ecologist.

Nesting Birds

- Any works affecting trees and scrub within the site should not be undertaken in the main bird nesting season (March to August inclusive).
- Any works that must be undertaken during this period should be preceded by a breeding bird survey to ensure that no nesting birds are present.

4.45 Accordingly, and subject to appropriate mitigation, ecology and nature conservation considerations should not unacceptably constrain the future development of the site.

Other Issues & Considerations: Ground Conditions & Drainage

- 4.46 BCBC has undertaken its own services investigations for the site. The conclusions are set out below.

User	Phase 2
Electricity	Diversions likely to be necessary
Gas	125mm dia. polyethylene low pressure gas main in Llangewydd Road.
Water	4 inch diameter cast iron water main within carriageway.
Tele-communications	Open Reach / BT has indicated cabling exists on or in adjacent area. Generic comment made that contact should be made with them as diversion anticipated.
Foul Drainage	6 inch diameter vitrified clay sewer leaving school site in Llangewydd Road. DCWW has confirmed that foul flows from the proposed development can be accommodated within the public sewerage system. DCWW advise that flows should communicate with the foul sewer located to the west of the proposed development.
Surface Water Drainage	After attenuation, the Nant Cefn Glas watercourse is the most convenient location to discharge surface water flows from the "school site". This would be via an off-site surface water sewer.
Flood Risk	Site lies within Zone A on the TAN 15 Development Advice Map.

Ground Conditions

- 4.47 Integral Geotechnique was commissioned by the Council to undertake a ground investigation of the site. This comprised a brief desk-study, which was followed up by a small scale site investigation to determine the shallow ground conditions below the site.
- 4.48 The Site Investigation report (Ref: 10982/SI/12) is included within the technical marketing pack for the site. Its principal conclusions are summarised in the table below.

Topic	Commentary
Current site conditions	The site is situated on gently sloping ground, dropping some 10m in elevation, from approximately 60mAOD in the western corner to approximately 50mAOD in the eastern corner. At the time of the investigation the site was not in use, and was occupied by rough grass.
Site history and historical uses	No historical uses of the site area have been identified. The surrounding area is generally in residential use, with a school situated immediately to the south of the site area since the mid-1960s.
Geology, Hydrology and Hydrogeology	The site is underlain by the Jurassic rocks of the Porthkerry Formation. These comprise thinly interbedded limestones and mudstone or siltstone, and typically weather into clays near the surface. Jurassic limestone strata within the Bridgend area are known to contain solution features. There is no risk from coal or other shallow mining hazards within the site area. The River Ogmore is situated 230m to the northeast of the site.
Ground conditions	The ground conditions encountered generally comprised a thickness of topsoil overlying medium dense clayey slightly sandy COBBLES of limestone, or firm or stiff light brown and grey silty sandy very gravelly CLAY with occasional to frequent cobbles of limestone. Very soft clay was encountered to a maximum depth of 2.5mbgl in WS10. The windowless sampling equipment was typically refused on dense strata at depths ranging from 1.5 to 2.0mbgl.
Risk Assessment	The site is not considered to be contaminated land, with no historical activities identified as occurring on site that may have resulted in contamination, or any made ground deposits encountered.
Engineering Recommendations	Reinforced concrete strip/trench fill foundations could be used across the site. These may require over-deepening in areas of soft ground or near existing trees. Suspended floor slabs will be required for the buildings, unless the structural make-up beneath the slab is limited to less than 600mm. Basic radon protective measures are required for the site area.

Drainage

- 4.49 The historic drainage arrangements at the site, for both foul and surface water, have been investigated by Cambria Consulting Ltd. This followed on from inquiries made by the Council.
- 4.50 The initial assumption was that compensatory surface water removal from the drainage system (which was expected to be a combined system) could be used to create capacity for foul discharge. However, following dialogue with Dwr Cymru / Welsh Water (DCWW) and the Council it was determined that the surface water drainage records for the site were incomplete. A CCTV survey was commissioned to provide clarity. This is enclosed within the Drainage Strategy report.

Surface Water Drainage

- 4.51 It is intended that surface water drainage will be discharged in accordance with the Natural Resources Wales and Building Regulation requirements, which require surface water drainage to follow the SUDs hierarchy. The hierarchy list is as follows:
- Soakaways (to be used wherever practicable)
 - Discharge to watercourse (may be subject to limited discharge rate)
 - Discharge to sewer (where other forms of discharge are not practicable)
- 4.52 Some limited soakaway potential is anticipated within the site, however, the Jurassic limestone strata in the Bridgend area are known to contain solution features. Any proposal to utilise infiltration drainage will require a site specific assessment report to ensure that appropriate separation distances can be achieved.
- 4.53 Consultation with BCBC Coastal & Flood Management has raised concerns regarding the use of soakaways in this location because of their potential to exacerbate limestone solution features. If soakaways are not feasible then a discharge to the local watercourse would be the next preferred means of surface water discharge. The nearest recorded watercourse is the Nant Cefn Glas, approximately 200m to the west of the site. There is deemed to be a historical right of connection at this point since an existing piped connection exists serving the former use of the site. Further detail is included within the Drainage Strategy that has been prepared to accompany this Brief.

Foul Water Drainage

- 4.54 Through consultation with DCWW it has been confirmed that adopted foul water sewers exist in the vicinity of the site; namely in Llangewydd Road.
- 4.55 DCWW has confirmed (by letter dated 3rd December 2015 – included at Appendix H) that the existing sewers have sufficient capacity at the proposed point of connection, to the west of the site, to deal with the anticipated foul discharge flows from the site. This adopted foul sewer is at a level such that a gravity connection from the site to the sewer should be achievable from the majority of the future development.
- 4.56 DCWW has also confirmed that there is sufficient capacity within its existing sewer network and sewage treatment infrastructure to be able to deal with the anticipated discharge flows from this development.
- 4.57 A foul sewer serving Phase 1 of the overall development site exists on the northern boundary of the site. The Drainage Strategy concludes that this may be available to accept a small portion of the site's foul water flows if required, but this will require approval from DCWW.

5 Development Principles & Parameters

Approach

- 5.1 The preceding appraisal of the site, its context, and its constraints and opportunities, established the development potential offered by the site. It is considered that phase 2 is capable of accommodating the development of around 120-130 new houses (based on a development density of 35 dwellings per hectare).

Design Principles

- 5.2 To provide an element of confidence over how this can be delivered (to both the Council and the future purchaser), the appraisal has informed the evolution of a series of design principles and parameters that together provide a framework to guide the future development of the site.
- 5.3 All technical assessment work has assumed the site will be developed for 120 – 130 residential dwellings.

Overarching Principles & Parameters

- 5.4 The following objectives should be central to the design brief for any future development of the Phase 2 site:

Development Form - Scale, Layout, Height & Density

- development within the site will comprise 120 - 130 new homes;
- in line with development plan policy, the density is expected to be 35 dwellings per hectare unless local constraints or characteristics (e.g. site topography, protected trees), or a lack of housing choice, dictate otherwise;
- the site layout will reflect the character of the surrounding residential areas and deliver amenity standards in line with adopted guidance;
- recreation space will be incorporated within the site layout
- it is envisaged that the dwellings will comprise a mix of 2, 3 and 4 bedroom homes;
- defensible space / front gardens will be provided to create a pleasant street scene;
- off-street parking will be generally provided for all

dwelling at a minimum ratio of one space per bedroom up to a maximum of 3 spaces per dwelling with visitor parking being provided at a rate of 1 space per 5 units, in accordance with SPG 17.

- Dwellings will be no more than 3 storeys in height.

Landscape Setting

- an overall landscape and arboricultural strategy will need to be prepared which seeks to maintain the quality and future viability of the landscape setting and protected trees on the site;
- any arboricultural works will be selective, considered and in line with the landscape and arboricultural strategy;
- new tree planting will be provided along the site's eastern, western and southern boundaries (where necessary) to preserve the amenity of existing residential properties that share a boundary with the site and are located on St John's Road, St Illtyd's Road, Llangewydd Road and Cefn Coed, together with the amenity of future occupiers of the development from St Mary's Primary School.
- the south western boundary of the proposed development site includes existing trees which form part of A78 of BCBC Tree Preservation Order no. 3 (1954). These trees have been surveyed as generally falling within Category C (low quality and value), nevertheless there may be potential for their retention. There are also some Category A and B trees located along the site's frontage (particularly T8, T15, T18 & W2) which will require due consideration in relation to the proposed access options, which proposes widening works along Llangewydd Road or involve the construction and continuation of the Llangewydd spur road. As such, the location and method of construction of new or improved highways should be considered and developed to minimise the loss of existing trees of moderate quality & value (Category B) and retain all high quality & value (Category A) trees.
- works undertaken to trees in connection with the amended access arrangement will need to be undertaken in line with British Standard BS5837:2012 Trees in Relation to Design, Demolition and Construction;
- the new access will also need to allow sufficient room for the future growth of better quality retained trees to minimise possible future management issues;
- development proposals should seek to incorporate additional tree planting to improve the arboricultural character of the site (this is in addition to any requirement for suitable replacement trees to mitigate the loss of those that may need to be removed to accommodate the proposed access). Wherever possible, trees should be native and in-keeping with the surrounding existing

arboricultural character. Such trees should be incorporated within areas of public open space to allow for sufficient room for future growth and minimise possible future management issues.

Open Space

- Areas of open space should be provided on-site and integrated into the residential layout. This should consist of a combination of formal and informal children's play space and amenity space.
- A central area incorporating an equipped children's play area is required and should be easily accessible to both phases of development.
- Details of the management and maintenance of open spaces and landscape areas will need to be provided as part of any planning submission. Developers are encouraged to explore options for retaining ownership of the land.

Accessibility & Movement

- a new vehicular access, via an extension to the existing dead-end section of Llangewydd Road into the south-western corner of the site, is considered to be the most appropriate form of access (this is illustrated in Appendix I);
- the access road into the site could take the form of a realignment of Llangewydd Road, which connects with St llyd's Road via an upgraded priority junction;
- a low-height raised table with a surface treatment or material choice that is different to the surrounding highway will be required to emphasise this gateway and traffic calming feature;
provision of a shared cycleway / footway along the access road linking with the existing provision along Heol Y Nant & Llangewydd Road;
- right turn holding lane at Park Street / Heol Y Nant as illustrated in Appendix J;
- internal site roads will be provided in line with adopted standards and the principles established in Manual for Streets, this may potentially include shared surfaces and traffic calming measures;
- provision will be required for cycle and pedestrian connectivity between Phase 1 and Phase 2;
- no vehicular connection will be permitted between Phase 1 and Phase 2;
- turning head(s) for emergency and municipal vehicles will be provided within the site.

Drainage

- surface water drainage design will follow the SUDs hierarchy and drainage by infiltration will be used wherever possible;
- surface water that cannot be disposed of by infiltration techniques will be discharged at an attenuated rate to the existing BCBC drainage network;
- DCWW has confirmed that there is sufficient capacity in the public sewerage system and that foul water flows should communicate to the existing drainage network located in Llangewydd Road, to the west of the site.

Biodiversity

- the six bat boxes installed on three TPOd trees (T15, T37 & T49) located on the site will need to be maintained for a minimum period of 5 years following the conclusion of the demolition works (undertaken in January 2016);
- there is likely to be a requirement for permanent new roosts to be installed within buildings to be provided on the site;
- consideration should be given to positive wildlife mitigation measures (e.g. the installation of bird nesting boxes) in line with the Natural Environment and Rural Communities Act (2006) at suitable locations within the site (particularly in large trees around the perimeter of development);
- further survey work to determine presence / absence of common reptiles will be required prior to any development. Such survey work will need to be undertaken within the appropriate seasons (April, May and September).;
- gaps will need to be provided under boundary fences/walls to allow hedgehog movement in and around the local area;
- further survey work to determine the presence / absence of nesting birds will be required if development is proposed to take place during the bird breeding season (1st March until 31st August).

6 Planning Obligations

- 6.1 As part of the preparation of this development brief, detailed discussions have been undertaken with various Council Officers. Whilst the exact planning obligations package will need to be negotiated at the time the application is made, an indication of the contributions likely to be sought is set out below to inform the disposal process.

Affordable Housing

- 6.2 Policy COM5 of the adopted LDP provides a target of 20% provision of affordable housing within the Bridgend housing market area. On site provision is generally preferred. However, exceptionally, payment of a commuted sum may be considered an acceptable alternative where it is considered more capable of delivering the Council's strategic objectives.
- 6.3 In this regard and with reference to this site, the affordable housing contribution is likely to be off-site. Such a contribution will need to be of equivalent value to the cost of what would have been provided on-site and will be calculated in accordance with SPG13: Affordable Housing.

Education

- 6.4 The formula for calculating the number of school age children generated per dwelling (and the financial contribution required) from residential schemes is set out in *SPG16: Educational Facilities & Residential Development*.
- 6.5 The site lies within the catchment of Cefn Glas Infants / Llangewydd Junior / Bryntirion Comprehensive schools. The site is also located adjacent to St Mary's Primary Catholic School.
- 6.6 At the time of preparing this brief, Bryntirion Comprehensive School had sufficient capacity to accommodate the likely number of school age children generated by a development site of the size envisaged. However, there are now capacity issues with all primary schools in the area and therefore development proposals would trigger the need for a contribution towards primary education facilities.
- 6.7 In light of this, and to account for future changes in capacity, any section 106 legal agreement signed in connection with the development of the site would need to include the formula for calculating education contributions.

Public Open Space

- 6.8 Taking account of existing levels of provision, all new housing developments are required to provide outdoor recreation space based on a benchmark standard of 2.4 hectares / 1000 population in accordance with Policy COM11 of the adopted LDP.

6.9 Council data indicates that there is a deficit in children’s playing space and outdoor sports provision in the Bridgend Sub-area. As such, the following amount of open space provision is required to ensure compliance with COM11:

- A development of 130 dwellings would lead to an estimated development population of 304 (130 x 2.34*).
- The total amount of outdoor recreation space required is therefore 7,300m² (304 x 24m²).
- This should consist of approx. 4,867m² of Outdoor sport space and 2,433m² of Children’s play space.
- The Children’s play space should be split to provide the following:
Equipped play space = 760m²
Informal amenity space = 1673m²

6.10 Bridgend Parks and Playing Fields Section has previously confirmed a requirement for on-site children’s play facilities to serve the development of Phases 1 and 2 within the site. This approach takes a more comprehensive view towards open space provision which will ensure appropriate pedestrian linkages to the facility from both phases.

6.11 The open space will be delivered as follows:

- From Phase 1, a financial contribution of £31,490 secured through a section 106 agreement has been retained to contribute to the cost of providing a children’s play facility within Phase 2;
- Within Phase 2, public open space will be provided to serve the entire development, including the aforementioned play facilities, to satisfy the LDP outdoor recreation requirements set out in Policy COM11
- A financial contribution towards the provision of off-site sports facilities.
- Maintenance – The Council expects developers to provide sufficient evidence of arrangements demonstrating a 20 year maintenance plan for the recreation facilities provided.

Transport Contributions

6.12 The precise nature of transport contributions, either physical improvements or financial payments, will be determined by the outcome of technical studies to assess the impact of the scheme on the highway network and the nature of mitigation works deemed necessary to make the proposals acceptable in planning terms. The Council does not operate a formula based approach to transport contributions. This will be determined on submission of the application.

6.13 Based on the highways assessment undertaken in support of this development brief, a series of highways works have been identified as required in connection with development of

Phase 2 as indicated below.

- the realignment and reconstruction of circa 100m of carriageway along Llangewydd Rd to create the new site access to the south western corner of the site. This will incorporate an appropriate traffic calming scheme (including a 20mph zone) and parking provision for existing properties.
- a shared cycleway/footway along the new site access which will continue along LLangewydd Road in a westerly direction and to join with the existing provision on Heol Y Nant.
- To provide a right turn holding lane at Heol Y Nant / Park Street junction.

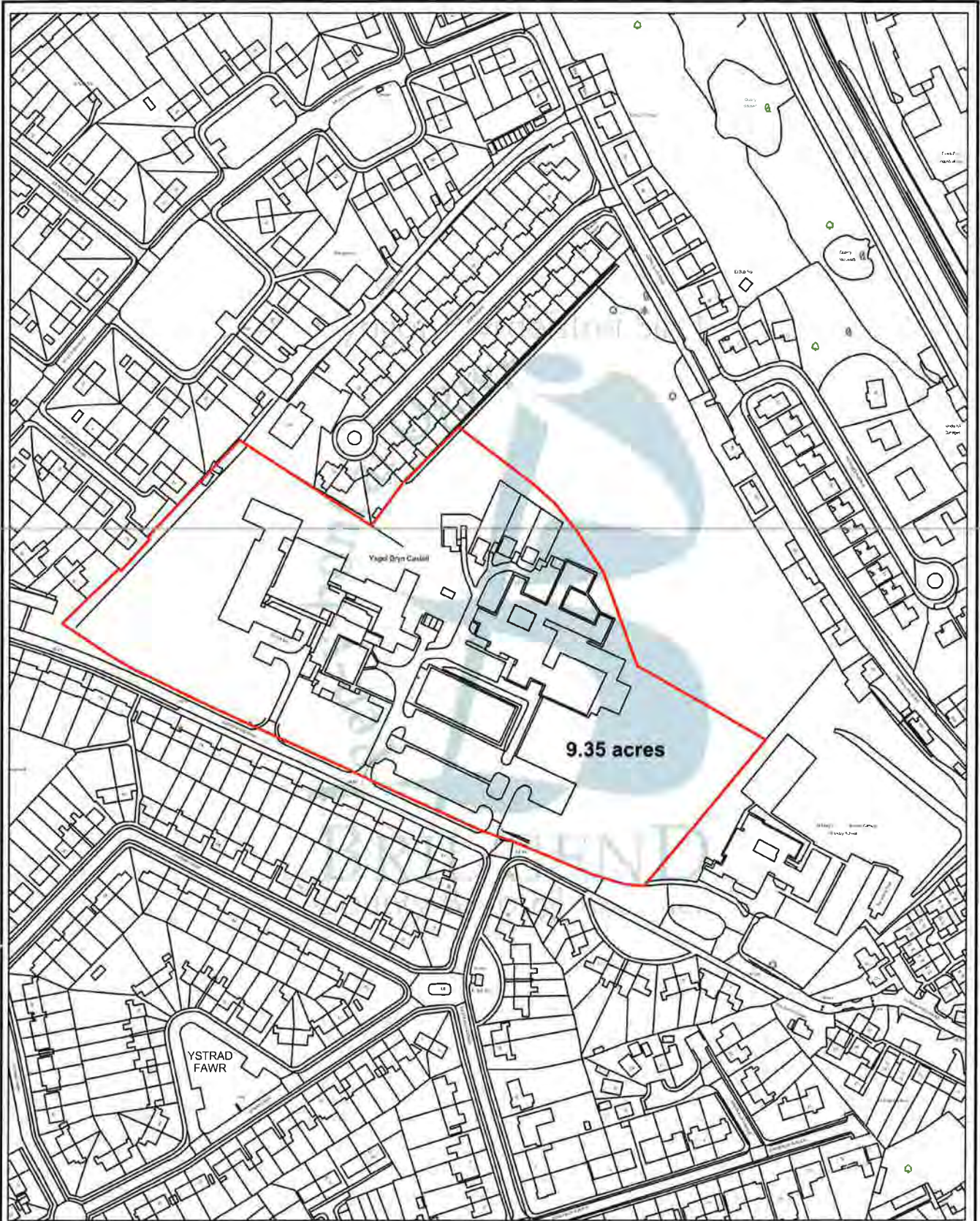


Appendices



Appendix A

Redline Site Plan





BRIDGEND COUNTY BOROUGH COUNCIL

NESS YOUNG
CORPORATE DIRECTOR FOR RESOURCES

Civic Offices
 Angel Street
 Bridgend CF31 4WB
 Telephone (01656) 643643

Ysgol Bryn Castell

Plot generated by: benals
 Reference: CC355_100914



Scale 1 : 2500

Date 09/10/2014

©Crown Copyright and database right 2014 Ordnance Survey 100023405

Aerial Imagery: Cities Revealed aerial photography copyright The GeoInformation Group 2011

Countryside Council for Wales, ©Crown Copyright and database right 2014 Ordnance Survey 100018813

Forestry Commission, ©Crown Copyright and database right 2014 Ordnance Survey 100025498



Appendix B

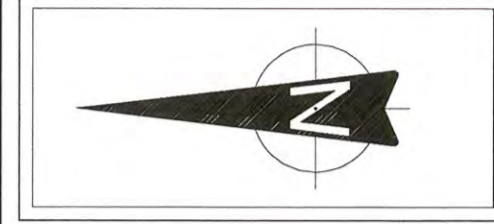
Phase 1 Site
Layout Plan – LPA
Reference
P/15/25/FUL

THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS. THIS DRAWING MUST BE READ & CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION OR PLANS PROVIDED.

PLANNING PERMISSIONS HAVE BEEN OBTAINED FOR THE PROPOSED DEVELOPMENT. THE DRAWING IS TO BE PROVIDED TO ACCOMPANY PROPOSED TREE PLANTING.

General Notes

WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE PROTECTED BY A SUITABLE METHOD OF FOUNDATION AS TO BE PROVIDED TO ACCOMPANY PROPOSED TREE PLANTING.



House Name	Ref.	Beds	Floor Area	Number
Tiverton	T1	02	731	09no
Finchley	F1	03	831	11no
Colchester	C1	03	976	05no
Heatfield	H1	04	1191	06no
Alston	A1	03	994	06no
Barwick	B1	03	831	04no
Kingston	K1	04	1081	04no
Thornbury	T2	04	1203	01no
Lincoln	L1	04	1243	06no
Alder	A2	01	570	02no
Haythorne	H2	01	459	06no
Redwood	R1	02	572	06no
Site Total				67no

EXTERNAL WORKS LEGEND	
19	PLOT NUMBERS
	CAR PARKING ALLOCATION
	HOUSE MAIN ASPECT
	REAR PATIO POSITION & REAR ACCESS POINT
	GATE POSITION
	SALES AREA (HOMES & OFFICE) (CONSERVATORY ADDED TO SALES HOME TBA)
	SIDE WINDOW OR WINDOW ADDED FOR SURVEILLANCE OR DETAIL
	VERTICAL BALL TOP RAILINGS
	VERTICAL BOLLARD (DETAILS TBA)
	1.8m CLOSE BOARD FENCE
	1.5m LARCH LAP FENCE
	1.8m BRICK SCREEN WALL
	HOUSING ASSOCIATION PLOTS
	BIN COLLECTION AREA
LANDSCAPING LEGEND	
	PROPOSED TREES
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE REMOVED
	PROPOSED HEDGE / SHRUBS PLANTING AREA



Rev	Date	By	Comment
K	01.05.15	DA	Cycle store size increased to house 12 bikes, as requested from LPA
J	24.04.15	DA	Footpath link amended to 3m wide
H	21.04.15	DA	Footpath link relocated back to opposite plots 11 & 12 & link removed opposite to plots 35 & 36 as requested by Planning Officer
G	02.04.15	DA	Footpath link opposite plots 11 & 12 relocated outside plots 35 & 36 as requested by Planning Officer
F	19.03.15	DA	Plot 17 handed. Plot 31 rear garden extended, as requested by client
E	27.02.15	DA	Updated following Highway Officers Comments (12-02-15)
D	12.02.15	DA	Plots 1-3 amended to LPA comments
C	22.12.14	DA	Coloured - For Submission
B	18.12.14	DA	Revised HA Mix
A	16.12.14	IB	Revised to Client comments

Hammonds Yates
 Architectural
 Town Planning
 Urban Design
 Civil Engineering Design
 Planning Applications
 Licensed Code Assessor
 Landscape Architecture

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Client
Barratt South Wales

Project Title
Bryn Castell Bridgend

Drawing Title
Planning Layout

Drawing Status
Planning submission

Drawn By	IB	Scales	1:500	Date	A1 Dec 2014
Job No.	1480	Drawing No.	100	Rev.	K

TOWN AND COUNTRY PLANNING ACT 1990
APPROVED WITH CONDITIONS
 1 SEP 2015

M. N. J.

B C B C
 RECEIVED
 - 5 MAY 2015
 CORPORATE DIRECTOR OF DEVELOPMENT

AMENDED

54.9m



Appendix C

Bridgend Local
Development
Plan – Policy
Extracts

Adopted Bridgend LDP: Policies of Relevance

(This list is not exhaustive and should only be used as an initial guide)

POLICY SP1 – Regeneration-Led Development

Development in the County Borough will be permitted where it provides the maximum benefits to regeneration at a scale that reflects the role and function of settlements as set out in the settlement hierarchy.

POLICY PLA1 – Settlement Hierarchy and Urban Management

Development will be permitted within settlement boundaries at a scale commensurate with the role and function of settlements as set out in the hierarchy below:

- Primary Key Settlement – **Bridgend**
- Main Settlements
- Local Service Settlements
- Small Settlements

POLICY SP2 – Design and Sustainable Place Making

All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.

POLICY COM2 (7) – Residential Allocations outside the Strategic Regeneration Growth Areas

Ysgol Bryn Castell is allocated for residential development for an estimated 150 units

POLICY COM4 – Residential Density

On sites exceeding 0.15 hectares in size new residential developments will be built at a density of at least 35 dwellings per hectare. A lower density level may be accepted as a requirement of design, physical or infrastructure constraints or where it can be demonstrated there is a particular lack of choice of housing types within a local community.

POLICY COM5 – Affordable Housing

Where a local need is demonstrated, the Council will expect an appropriate element of affordable housing to be provided on sites capable of accommodating 5 or more dwellings or exceeding 0.15 hectares in size.

The Council will seek 20% affordable housing in Bridgend.

POLICY ENV5 – Green Infrastructure

Green infrastructure will be provided through the protection and enhancement of existing natural assets and the creation of new multi-functional areas of green space. Green infrastructure corridors will connect locations of natural heritage, green space, biodiversity or other environmental interests. They will be safeguarded through:

1. Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework;
2. Using developer contributions to facilitate improvements to their quality and robustness;
3. Investing in appropriate management, enhancement and restoration, and the creation of new resources.

POLICY ENV6 – Nature Conservation

Proposals for development or redevelopment will be required to:

1. In the first instance, retain, conserve, restore and enhance wherever possible existing:
 - a) Woodland
 - b) Trees
 - c) Hedgerows
 - d) Wetlands
 - e) Watercourses
 - f) Ponds
 - g) Green Lanes/Wildlife Corridors
 - h) Geological Features
 - i) Other Natural Features or Habitats.
2. Where this is demonstrated not to be possible, suitable mitigation or compensatory measures will be required to secure biodiversity including future management programmes.
3. Avoid or overcome harm to nature conservation assets and/or species of wildlife which may be either be resident, in-situ or which can be demonstrated to have frequented habitats within the site on a migratory basis.

POLICY ENV7 – Natural Resources Protection and Public Health

Development proposals will only be permitted where it can be demonstrated that they would not cause a new, or exacerbate an existing, unacceptable risk of harm to health, biodiversity and/or local amenity.

POLICY ENV15 – Waste Management in New Development

All proposals for new built development should include provision for the proper design, location, storage and management of waste generated by the development both during construction and operation of the site.

POLICY ENV17 – Renewable Energy and Low/Zero Carbon Technology

The Council will encourage major development proposals to incorporate schemes which generate energy from renewable and low/zero carbon technologies. These technologies

include onshore wind, landfill gas, energy crops, energy from waste, anaerobic digestion, sewage gas, hydropower, biomass, combined heat and power and buildings with integrated renewable sources.

In achieving this, all development proposals of 10 or more residential dwellings or with a total floorspace of 1,000sq metres or more should, where viable, be able to connect to district supply networks of heat and energy. In addition, energy assessments should be submitted with applications to investigate incorporating on-site zero and low carbon equipment or connecting to existing sources of renewable energy. Such investigations should also examine the potential for heat and electricity generated by the development to power/fuel nearby receptive buildings.

POLICY PLA11 – Parking Standards

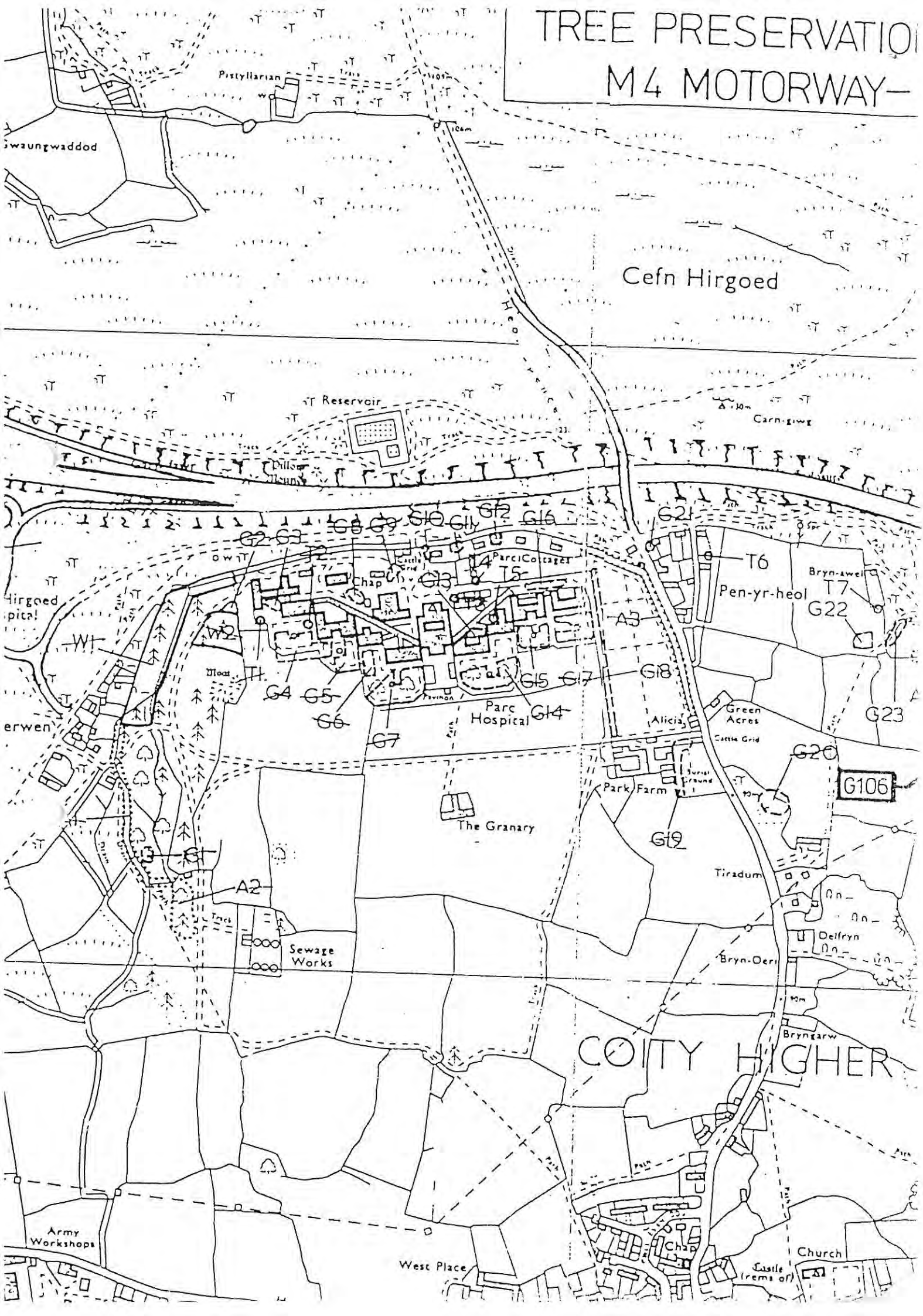
All development will be required to provide appropriate levels of parking. This should be in accordance with adopted parking standards.



Appendix D

Tree Preservation
Order

TREE PRESERVATION M4 MOTORWAY-



Pistyllarian

Cefn Hirgoed

Reservoir

The Granary

Parc Hospital

G106

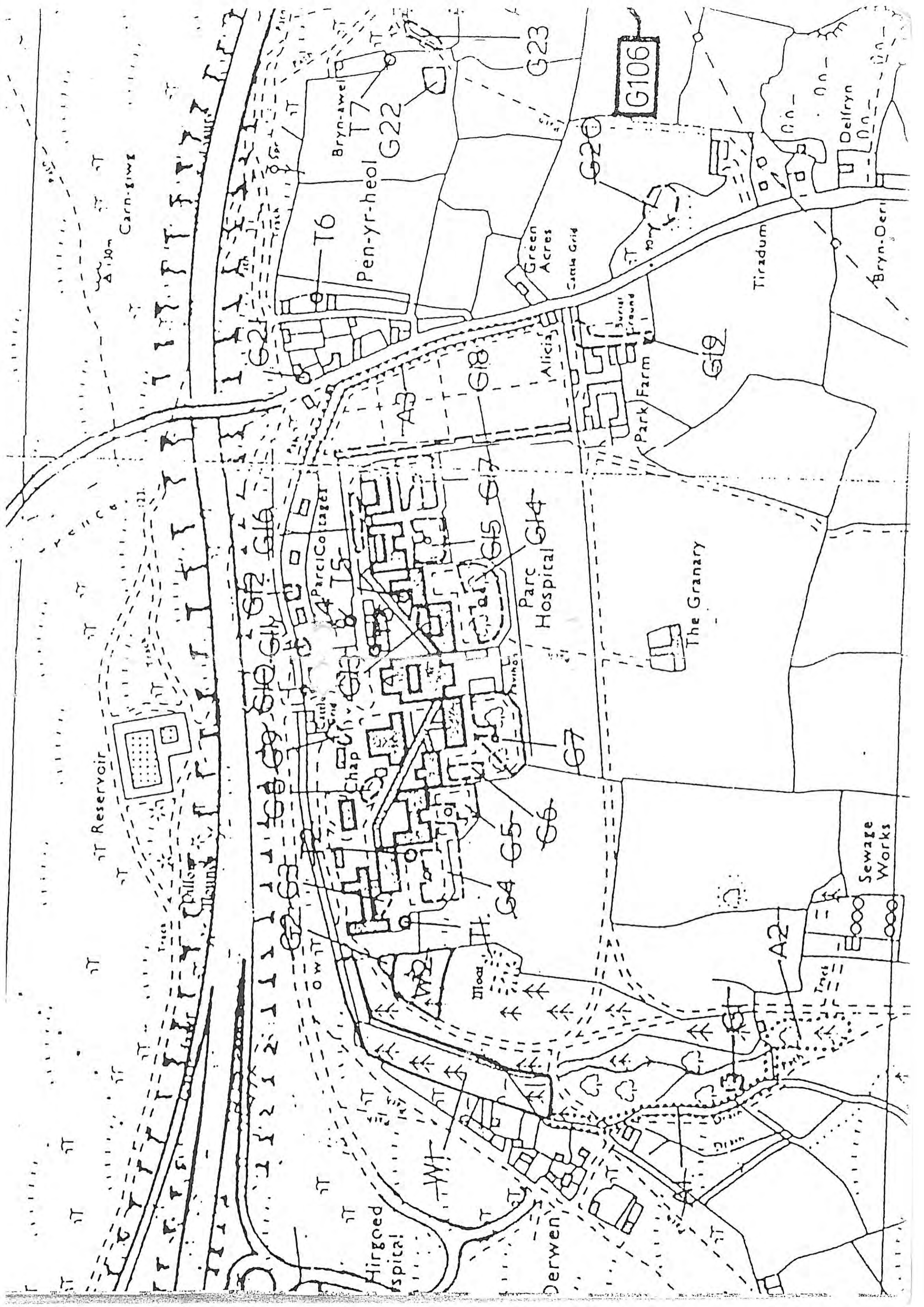
COITY HIGHER

Army Workshops

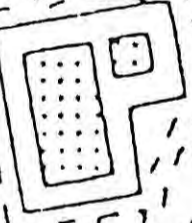
West Place

Church

Castle (remains of)



Reservoir



Chap

Chap

Parc Hospital

Parc Colleger

Cattle Grid

Green Acres

Park Farm

Tirzadum

Bryn-Oeri

Delfryn

Sewage Works

The Granary

Hirgoed Spical

Derwen

Bryn-awell

G23

G22

G20

G19

G18

G17

G16

G15

G14

G13

G12

G11

G10

G9

G8

G7

G6

A3

A2

A1

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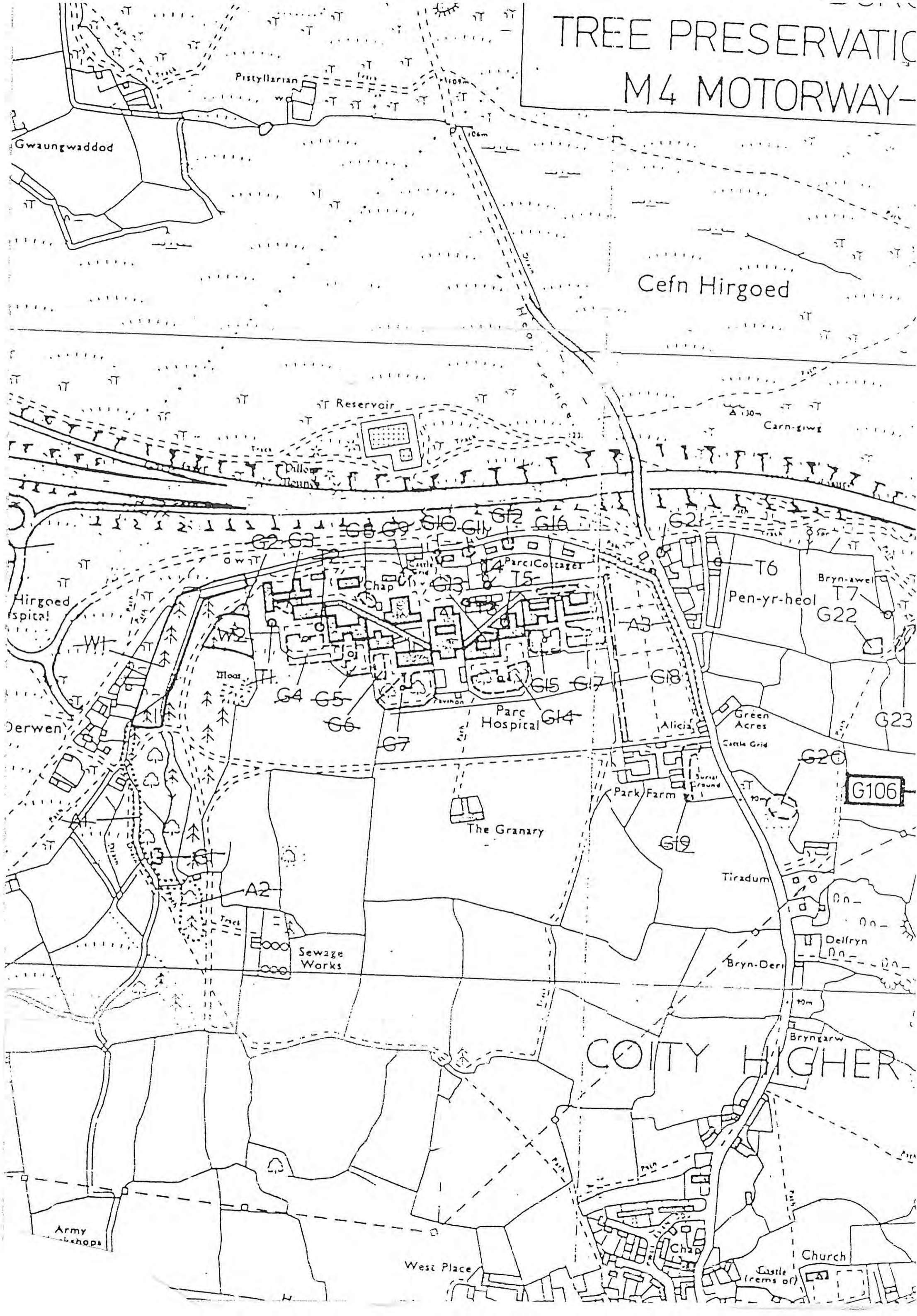
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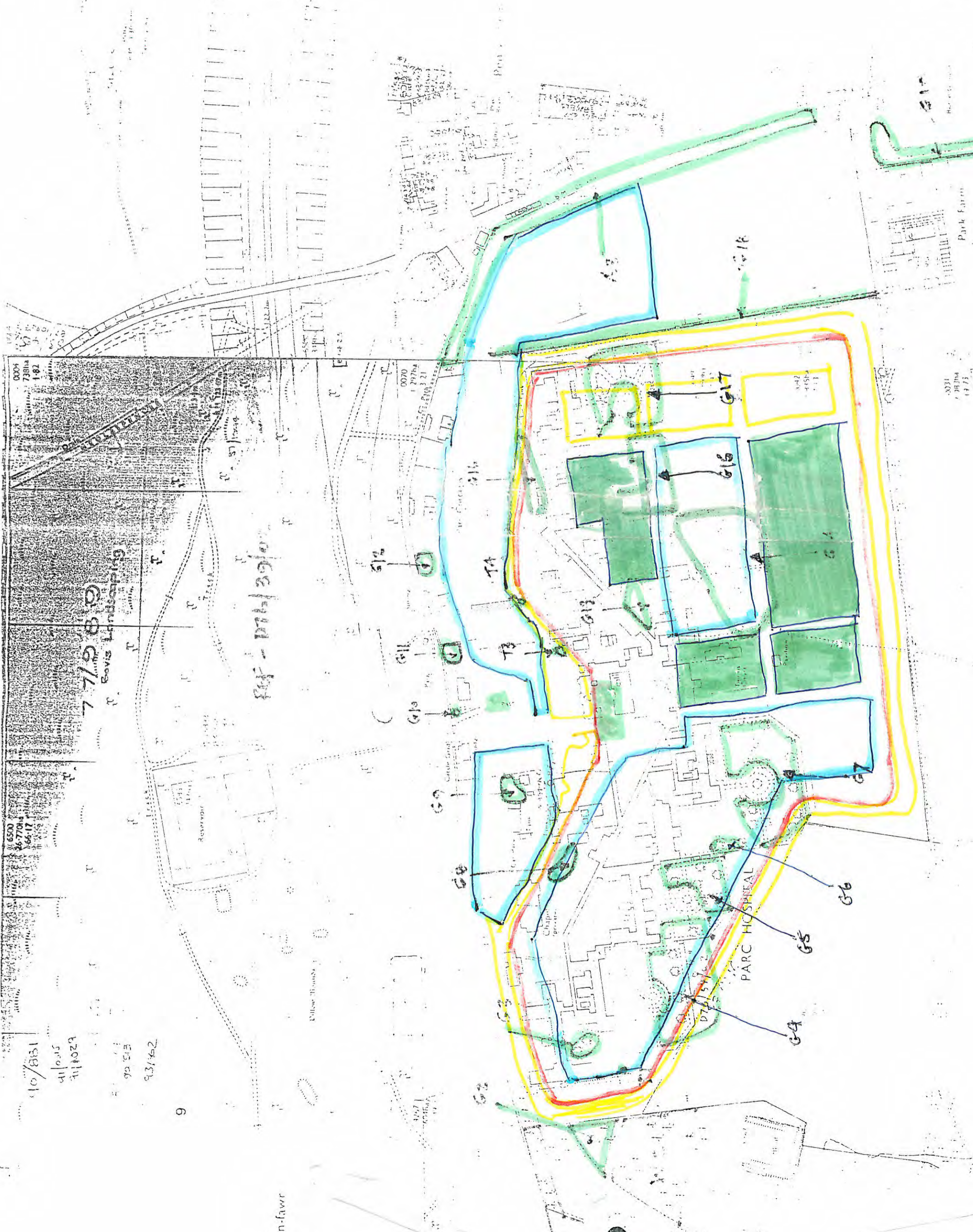
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TREE PRESERVATION M4 MOTORWAY-



6500
267704
66-17
77/280
Bovis Landscaping
198/10
6208/16
92/513
93/162

Ref - D76/39/02



142

The nature of proposed development for a prison is sui generis. I believe however that it can justifiably meet the criteria of Policy E4 insofar as it could be developed to high environmental standards and has a land use requirement which is "special". The development of a prison would also contribute in a not insubstantial way to the Local Plan objectives of:-

- Creating a more diverse economic and industrial structure.
- Reducing the levels of unemployment.

The envisaged economic impact around 1000 extra jobs in the area with a contribution of £91 million into the local economy is a major boost. Bearing in mind that the Bridgend Travel to Work Area has a persistently higher unemployment rate than either the Welsh or GB average such a proposed development can be seen to be economically advantageous. In addition, the quality of the jobs created are likely to be high with resulting full time, and well paid employment opportunities.

Policy E4 as referred to above and as included in the deposited version of the Local Plan refers in Para 5.5.8 to the fact that "In considering any application on this site, the Borough Council will attempt to preserve the more architecturally notable buildings of the former hospital as well as requiring adequate screening from the North East Bridgend housing allocation". It further states in bold 'on all of these sites (which includes Parc Hospital) there is a requirement for high quality landscaping and architectural design'.

I have noted the applicant's intention to produce an environmental statement and would request that the following matters form part of an environmental appraisal:-

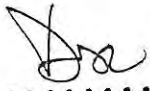
1. The effect of the proposal on trees protected by Ogwr Borough Council Tree Preservation Order (ref. D7b/39/02) and the need in accordance with Policy EV12 of the Local Plan to retain trees which make a significant contribution to the environment. To this extent it is noted on the conceptual layout that a large number of existing trees covered by a Tree Preservation Order would be removed.
2. The need for the proposed development to have a scale, siting, design and external appearance which will preserve or enhance the surrounding landscape.
3. Given the presence of a scheduled ancient monument in close proximity to the site it is considered that a desk top report should be prepared on the effects of the development on potential archaeological resources in line with PPG 16. You may wish to draw the applicants attention to the archaeological study produced on behalf of the L.A.W in connection with the adjacent North-Eastern housing allocation.

Cont.

-3-

4. The effect of increased highway movements, particularly in relation to the Conservation area of Coity, should be examined along with an examination of the adequacy of the prison access road from the A4061.
5. The effect of security lighting on adjacent residential communities.

It is important I feel that the environmental assessment is produced and draft designs submitted for our observations before final detailed designs are produced.


.....
ASSISTANT BOROUGH PLANNING OFFICER

COUNTY OF GLAMORGAN
TREE PRESERVATION
[NO 3] ORDER 1954

SCALE 1:5000 SHEET 3 (Of 4)
PART OF OS. GLAM XL IO ED. 1941
XL II ED. 1941
XL 14 ED. 1941
XL 15 ED. 1941

AMENDMENT(NO1)ORDER 1962

HATCHED AREAS EXCLUDED BY THIS ORDER

Excluded from County of Glamorgan
T.F. (No 9) Order 1954 as confirmed
by the Minister of Housing and
Local Government on the 28th day
of November 1956.

OLD CASTLE DOWN

D O W N

E R R

M A W R

W 5

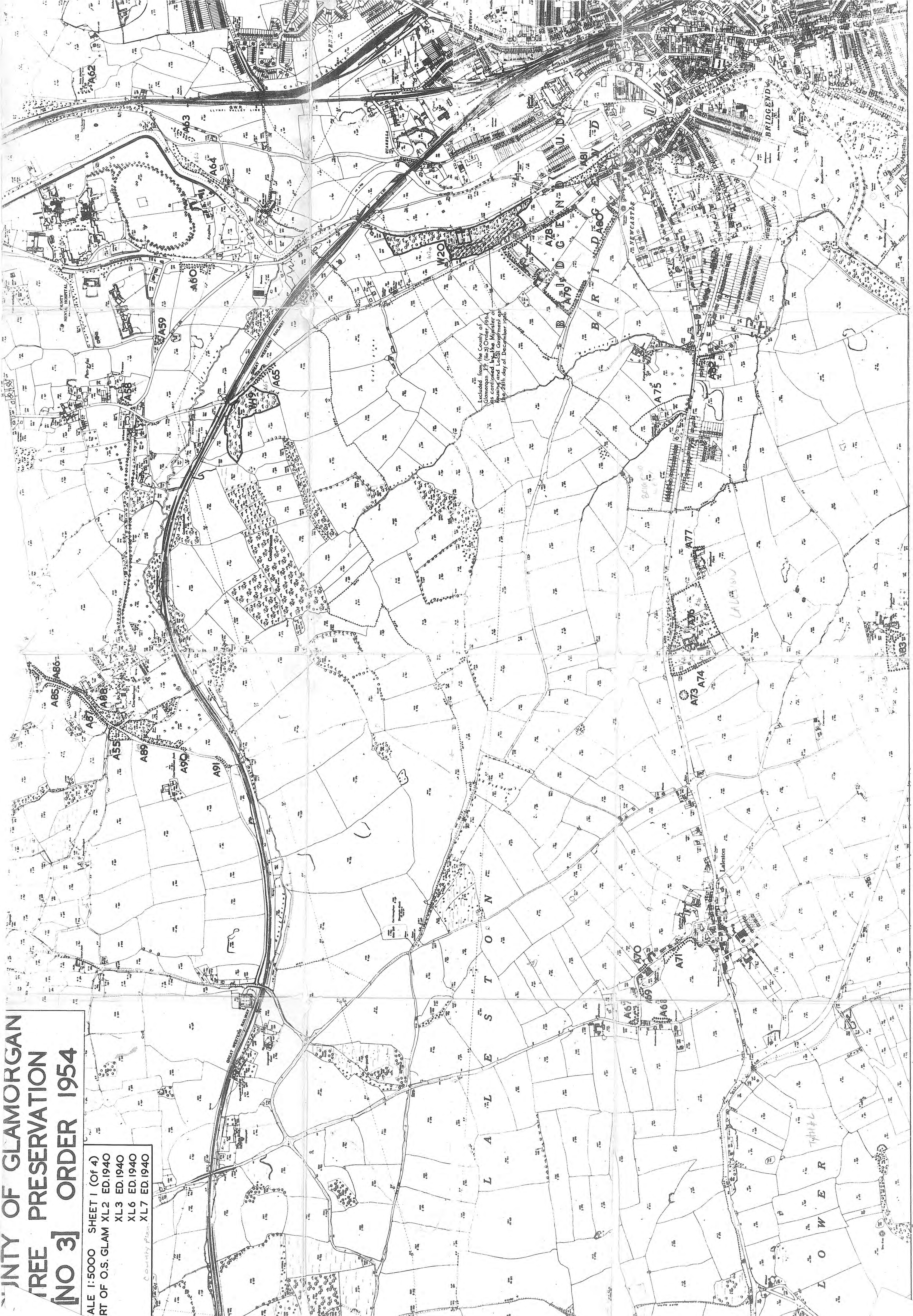
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COUNTY OF GLAMORGAN
TREE PRESERVATION
[NO 3] ORDER 1954

SCALE 1:5000 SHEET 1 (Of 4)
PART OF O.S. GLAM XL2 ED. 1940
XL3 ED. 1940
XL6 ED. 1940
XL7 ED. 1940

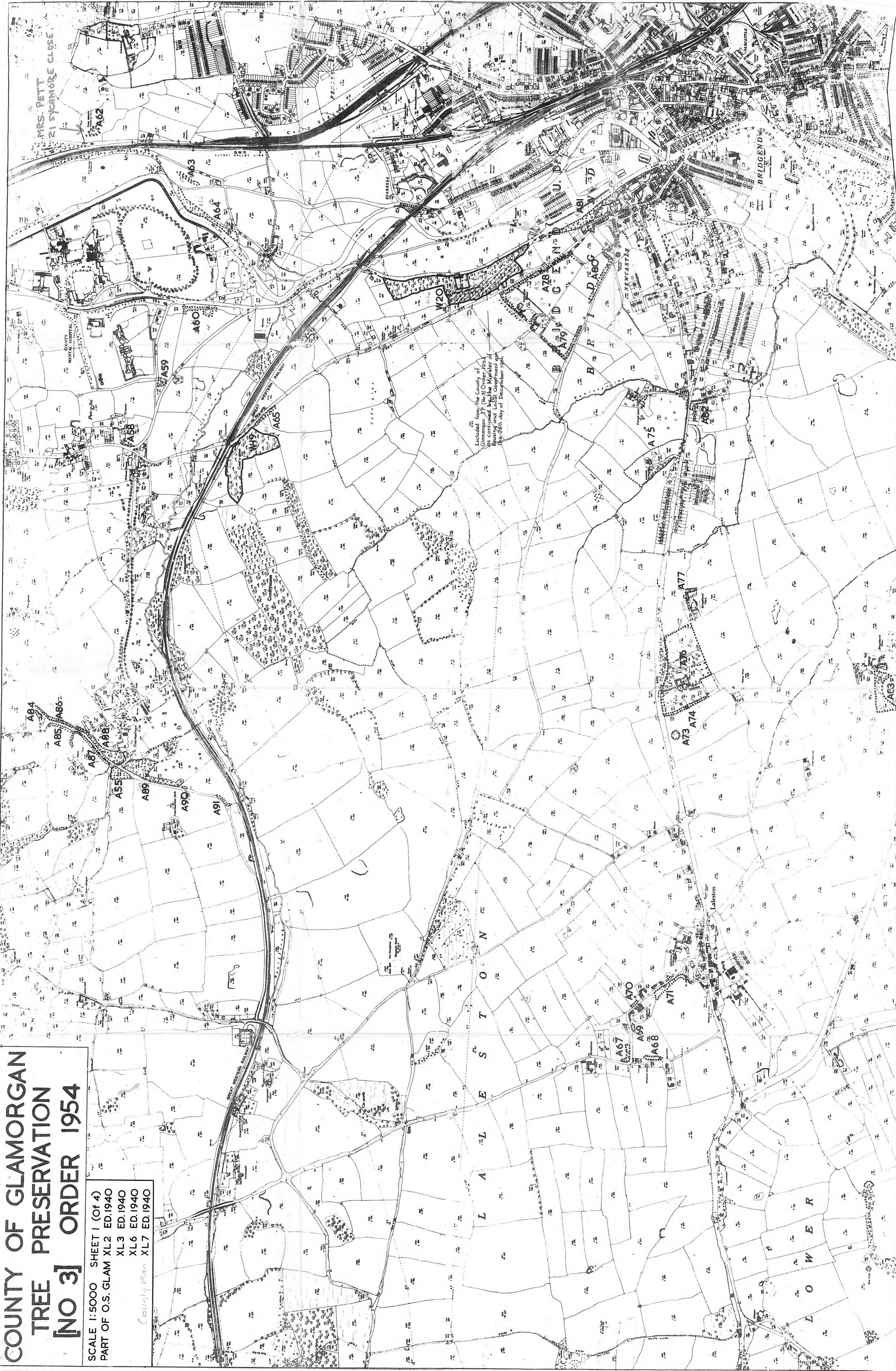
Excluded from the County of Glamorgan by the Order of the Minister of Health and Local Authorities, No. 100, of the 25th day of December 1954.



COUNTY OF GLAMORGAN
TREE PRESERVATION
[NO 3] ORDER 1954

SCALE 1:5000 SHEET 1 (Of 4)
PART OF O.S. GLAM XL2 ED.1940
XL3 ED.1940
XL6 ED.1940
XL7 ED.1940

County Plan



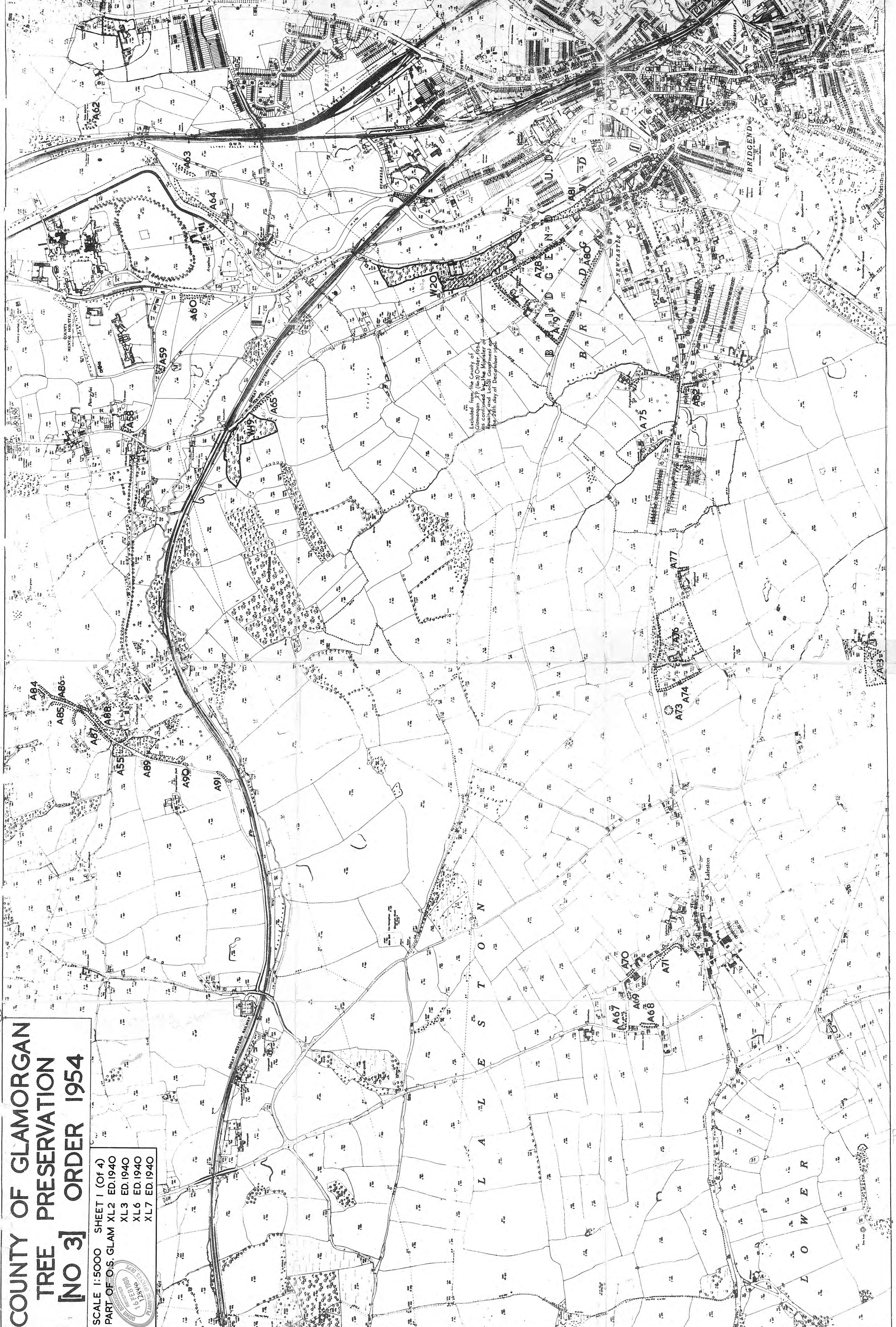
Excluded from the County of Glamorgan T.P. (No. 3) Order 1954 as confirmed by the Minister of Housing and Local Government on the 28th day of December 1954

COUNTY OF GLAMORGAN
TREE PRESERVATION
[NO 3] ORDER 1954

SCALE 1:5000 SHEET 1 (Of 4)
PART OF OS. GLAM XL2 ED.1940
XL3 ED.1940
XL6 ED.1940
XL7 ED.1940



Excluded from the County of Glamorgan (No. 3) Order for Tree Preservation and Local Government by the 28th day of December 1954



NO. ON MAP.	DESCRIPTION.	SITUATION.
A.58.	SYCAMORE AND FIR.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No.321(part) on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1940.
A.59.	ELM, SYCAMORE AND ASH.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No.316 on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1940.
A.60.	ELM, SYCAMORE AND ASH.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 309(part) 310(part) and 311(part) on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1940.
A.61.	ELM AND ASH.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 138(part) and 139(part) on Sheet No.XL-8 of the Ordnance Survey map of the district, edition of 1941.
A.62.	SYCAMORE AND OAK.	Land in the Parish of Coity Higher in the County of Glamorgan being enclosure No. 217(part) on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1940.
FELL DANGOURCUS SYCAMORE, 5.9.76. FELL 2 OAKS, CONSENT 13.5.87.		
A.63.	ASH AND OAK.	Land in the Parish of Coity Higher in the County of Glamorgan being enclosure No. 243(part) on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1940.

A.64.

Elcuber.

FIRST SCHEDULE

NO. ON MAP.	DESCRIPTION.	SITUATION.
A.64.	MIXED DECIDUOUS.	Land in the Parish of Coity Higher in the County of Glamorgan being enclosure Nos 245 and 248 on Sheet No. XL-5 of the Ordnance Survey map of the district, edition of 1940.
A.65.	ASH.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 385(part) and 386(part) on Sheet No. XL-5 of the Ordnance Survey map of the district, edition of 1940.
A.66.	ELM.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 140(part) 141(part) and 142(part) on Sheet No. XL-8 of the Ordnance Survey map of the district, edition of 1941.
REMOVAL OF HEDGEROW, DUE TO DUTCH ELM DISEASE; ON 7.4.77.		
A.67.	BEECH, SYCAMORE AND ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 592(part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
FELL DEAD ELM, 23.10.79.		
A.68.	ASH AND ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 596(part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.

A.69. /
elsewhere

NO. ON MAP.	DESCRIPTION.	SITUATION.
A.69.	ELM AND BEECH.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 596 (part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.70.	ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 388 (part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.71.	BEECH AND ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 433 (part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.72.	ELM.	Land in the Parish of Coity Higher in the County of Glamorgan being enclosure No. 369 (part) on Sheet No. XL-4 of the Ordnance Survey map of the district, edition of 1941.
A.73.	ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 458 (part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.74.	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Laleston in the County of Glamorgan being enclosure Nos 460 (part), 459 and 463 on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
FELLING OF 59 TREES (WITH A.76), CONSENT 16.4.57 <i>Compton, Laleston and near the</i>	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Laleston in the County of Glamorgan being enclosure Nos 460 (part), 459 and 463 on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.75. FELL 1 COPPER BEECH, CONSENT 4.9.50 FELL 3 DEAD ELMs, 17.10.50. FELL 1 POPLAR, CONSENT 12.4.53	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 289/ 290/

elwether

FIRST SCHEDULE

NO. ON MAP.	DESCRIPTION.	SITUATION.
A.75.(Cont'd)		299, 299a and 299b on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.
A.75. FELLING 59 TREES (WITH A.74). CONSENT 16.4.97	MIXED DECIDUOUS.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No.509 on Sheet No.XL-6 of the Ordnance Survey map of the district edition of 1940, and enclosure Nos 509(part) and 577(part) on Sheet No. XL-7 of the Ordnance Survey map of the district, edition of 1940.
A.77.	ELM AND POPLAR.	Land in the Parish of Laleston in the County of Glamorgan being enclosure Nos 580(part) and 584(part) on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.
A.78. FELL : 1ELM, 2 BEECH, 3 PINES, 1 HORSECHESTNUT. TOPPING 1 HORSECHESTNUT; CONSENT 12.12.74. SEE ATTACHED SHEET	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 224(part) and 240(part) on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.
A.79.	ELM.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 234(part) and 240a(part) on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.

A.78

DATE OF
CONSENT

FELL 1 ELM, 2 BEECH, 3 PINES, 1 HORSECHESTNUT TOPPING 1 HORSECHESTNUT, 38 CEFN COED.	:	12.12.74
FELL 1 PINE, 39 CEFN GLAS RD.	:	2.12.76
FELL 1 SYCAMORE, LOP 1 SYCAMORE, 31 CEFN COED.	:	27.1.78
FELL 3 PINES, 36 CEFN COED	:	FEB. '78
FELL 9 TREES, 38 CEFN COED	:	27.6.79
FELL 4 TREES, 33 CEFN COED	:	4.10.83
FELL 1 BEECH, 82 CEFN COED	:	21.11.83
WORKS TO 1 SYCAMORE, 31 CEFN COED	:	3.6.86

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A.85.	BEECH AND ELM.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 410(part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.86.	SYCAMORE, OAK AND BEECH.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 411 and 406(part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.87.	MIXED DECIDUOUS.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 415 (part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.88.	MIXED DECIDUOUS.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 471 (part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.89.	MIXED DECIDUOUS.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 469(part) 466a(part) and 468 on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.

A.90./

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A.60.	ELM, SYCAMORE AND ASH.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 309(part) 310(part) and 311(part) on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1940.
A.61.	ELM AND ASH.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 138(part) and 139(part) on Sheet No.XL-8 of the Ordnance Survey map of the district, edition of 1941.
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A.64.

Elcuber.

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A.66.	ELM. REMOVAL OF HEDGEROW, DUE TO DUTCH ELM DISEASE; ON 7.4.77.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 140(part) 141(part) and 142(part) on Sheet No. XL-8 of the Ordnance Survey map of the district, edition of 1941.
A.67.	BEECH, SYCAMORE AND ELM. FELL DEAD ELM, 23.10.79.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 592(part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.68.	ASH AND ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No. 596(part) on Sheet No. XL-6 of the Ordnance Survey map of the district, edition of 1940.

A.69./
elsewhere

NO. ON MAP.	DESCRIPTION.	SITUATION.
A.69.	ELM AND BEECH.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No.596(part) on Sheet No.XL-6 of the Ordnance Survey map of the district, edition of 1940.
A.70.	ELM.	Land in the Parish of Laleston in the County of Glamorgan being enclosure No.388(part) on Sheet No.XL-6 of the Ordnance Survey map of the district, edition of 1940.
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elwether

FIRST SCHEDULE

NO. ON MAP.	DESCRIPTION.	SITUATION.
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A.77.	ELM AND POPLAR.	Land in the Parish of Laleston in the County of Glamorgan being enclosure Nos 580(part) and 584(part) on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.
A.78. FELL : 1ELM, 2 BEECH, 3 PINES, 1 HORSECHESTNUT. TOPPING 1 HORSECHESTNUT; CONSENT 12.12.74. SEE ATTACHED SHEET	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 224(part) and 240(part) on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.
A.79.	ELM.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 234(part) and 240a(part) on Sheet No.XL-7 of the Ordnance Survey map of the district, edition of 1940.

A.78

DATE OF
CONSENT

FELL 1 ELM, 2 BEECH, 3 PINES, 1 HORSECHESTNUT TOPPING 1 HORSECHESTNUT, 38 CEFN COED.	:	12.12.74
FELL 1 PINE, 39 CEFN GLAS RD.	:	2.12.76
FELL 1 SYCAMORE, LOP 1 SYCAMORE, 31 CEFN COED.	:	27.1.78
FELL 3 PINES, 36 CEFN COED	:	FEB. '78
FELL 9 TREES, 38 CEFN COED	:	27.6.79
FELL 4 TREES, 33 CEFN COED	:	4.10.83
FELL 1 BEECH, 82 CEFN COED	:	21.11.83
WORKS TO 1 SYCAMORE, 31 CEFN COED	:	3.6.86

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A.85.	BEECH AND ELM.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 410(part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.86.	SYCAMORE, OAK AND BEECH.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 411 and 406(part) on Sheet No.XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.87.	MIXED DECIDUOUS.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No.415 (part) on Sheet No.XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.88	MIXED DECIDUOUS.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No.471 (part) on Sheet No.XL-2 of the Ordnance Survey map of the district, edition of 1940.
A.89.	MIXED DECIDUOUS.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 469(part) 466a(part) and 468 on Sheet No.XL-2 of the Ordnance Survey map of the district, edition of 1940.

A.90./

etw...

NO. ON MAP.

DESCRIPTION.

SITUATION.

A.90

SYCAMORE

Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 466 (part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.

A.91

ELM AND ASH

Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 466(part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.

TREES SPECIFIED INDIVIDUALLY
(ENCLOSURED IN BLACK ON THE MAP)

T.1.

BEECH

Enclosure No. 320

T.2.

BEECH

Enclosure No. 320

T.3.

OAK.

Enclosure No. 320

T.4.

BEECH

Enclosure No. 315

T.5.

SYCAMORE

Enclosure No. 318

T.6.

ELM

Enclosure No. 307

T.7.

OAK.

Enclosure No. 274

T.8.

ELM

Enclosure No. 274

T.9.

ELM

Enclosure No. 275

T.10.

ELM

Enclosure No. 274

T.11.

OAK

Enclosure No. 276

T.12.

ELM

Enclosure No. 253

T.13.

ELM

Enclosure No. 252

<u>NO. ON MAP.</u>	<u>DESCRIPTION</u>	<u>SITUATION.</u>
T.14.	EIM	Enclosure No. 252
T.15.	ASH	Enclosure No. 251.

All in the Parish of Merthyr Mawr in the County of Glamorgan on Sheet No. XL-11 of the Ordnance Survey map of the district edition of 1941.

NO. ON MAP.

DESCRIPTION.

SITUATION.

A.90

SYCAMORE

Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No.466 (part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.

A.91

ELM AND ASH

Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No. 466(part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.

TREES SPECIFIED INDIVIDUALLY
(ENC. CLED IN BLACK ON THE MAP)

T.1.

BEECH

Enclosure No. 320

T.2.

BEECH

Enclosure No. 320

T.3.

OAK.

Enclosure No. 320

T.4.

BEECH

Enclosure No. 315

T.5.

SYCAMORE

Enclosure No. 318

T.6.

ELM

Enclosure No. 307

T.7.

OAK.

Enclosure No. 274

T.8.

ELM

Enclosure No. 274

T.9.

ELM

Enclosure No. 275

T.10.

ELM

Enclosure No. 274

T.11.

OAK

Enclosure No. 276

T.12.

ELM

Enclosure No. 253

T.13.

ELM

Enclosure No. 252

<u>NO. ON MAP.</u>	<u>DESCRIPTION</u>	<u>SITUATION.</u>
T. 14.	EIM	Enclosure No. 252
T. 15.	ASH	Enclosure No. 251.

All in the Parish of Merthyr Mawr in the County of Glamorgan on Sheet No. XL-11 of the Ordnance Survey map of the district edition of 1941:

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority

- (1) to the cutting down, topping or lopping of any tree that is dying or dead or has become dangerous;

- (2) to the cutting down, topping or lopping of any tree—

- (a) in compliance with an obligation imposed by or under an Act of Parliament;
- (b) in pursuance of the power conferred on the Postmaster General by virtue of Section 5 of the Telegraph (Construction) Act, 1908;
- (c) in pursuance of the powers conferred by Section 24 of the Regulation of Railways Act, 1868;
- (d) for the purpose of preventing or abating a nuisance;
- (e) in the case of a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
- (f) by or at the request of an Electricity Board within the meaning of the Electricity Act, 1947, where such tree obstructs the construction by the Board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act, 1919, and the Electric Lighting Act, 1882, or interferes or would interfere with the maintenance or working of any such line.

THIRD SCHEDULE

Provisions of Part III of the Act as adapted and modified to apply to this Order.

15. (1) The Minister may give directions to the authority requiring that any application for consent under the Order, or all such applications of any class specified in the directions, shall be referred to the Minister instead of being dealt with by the authority, and any such application shall be so referred accordingly.

Reference of applications to the Minister.

- (2) Where an application for consent under the Order is referred to the Minister under this section, the provisions of Articles 4 and 5 of the Order shall apply in relation to the determination of the application by the Minister as they apply in relation to the determination of such applications by the Authority;

Provided that before determining any such application the Minister shall, if either the applicant or the authority so desire, afford to them an opportunity of appearing before and being heard by a person appointed by the Minister for the purpose.

- (3) The decision of the Minister on all applications referred to him under this section shall be final.

16. (1) Where application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions or where any certificate or direction is given by the authority, then if the applicant is aggrieved by their decision on the application, or by any such certificate, or if the person directed is aggrieved by the direction, the applicant or that person, as the case may be, may, by notice in writing served within 28 days from the receipt of notification of their decision, certificate or direction, or such longer period as the Minister may allow, appeal to the Minister.

Appeals to the Minister

- (2) When an appeal is brought under this section from a decision certificate or direction of the authority, the Minister may allow or dismiss the appeal or may reverse or vary any part of the decision of the authority, whether or not the appeal relates to that part, or may cancel any certificate or cancel or vary any direction, and may deal with an application as if it had been made to him in the first instance, and the provisions of the last foregoing section shall apply, subject to any necessary modifications in relation to the determination of an application by the Minister on appeal under this section as they apply in relation to the determination by the Minister of an application referred to him under that section.

(3) Unless within two months from the date of receipt of an application for consent under the Order, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

- (a) give notice to the applicant of their decision on the application; or
- (b) give notice to him that the application has been referred to the Minister in accordance with the directions given by him under the last foregoing section;

the provisions of sub-section (1) of this section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the expiration of the said period of two months or the extended period agreed upon as aforesaid, as the case may be.

21. (1) Subject to the provisions of this section, if it appears to the authority that it is expedient that any consent under the Order granted on an application made in that behalf should be revoked or modified, they may by order revoke or modify the consent to such extent as appears to them to be expedient as aforesaid :

Revocation or modification of consent under the Order.

Provided that no such order shall take effect unless it is confirmed by the Minister, and the Minister may confirm any order submitted to him for the purpose either without modification or subject to such modifications as he considers expedient.

(2) Where an authority submit an order to the Minister for his confirmation under this Section, that authority shall furnish the Minister with a statement of their reason for making the order and shall serve notice of the making of the order on the owner of the land, and on any other person who in their opinion will be affected by the order, and if within the period of 28 days from the service thereof any person on whom the notice is served so requires, the Minister shall, before confirming the order, afford to him and to the authority an opportunity of appearing before and being heard by a person appointed by the Minister for that purpose.

(3) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed.

Provided that the revocation or modification of consent shall not affect so much of those operations as has been carried out before the date on which the order was confirmed as aforesaid.

(4) Where a notice has been served in accordance with the provisions of sub-section (2) of this Section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Minister under sub-section (1) of this Section.

22 (1). Where any person is affected by an order under the last foregoing Section, or by a notice served on him under sub-section (2) of the foregoing Section in a case where the order is not confirmed, then, if on a claim made to the authority within the time and in the manner prescribed by Article 10 of the Order it is shown that he has incurred expenditure in carrying out work which is rendered abortive by the revocation, or modification, or stay of operations, as the case may be, or has otherwise suffered loss or damage which is directly attributable to the revocation, modification or stay of operations, the authority shall pay to that person compensation in respect of that expenditure, loss or damage.

Supplementary Provisions as to revocation and modification.

(2) For the purposes of this Section any expenditure incurred on matters preparatory to acting on the consent shall be deemed to be included in the expenditure incurred in carrying out that work, but except as aforesaid, no compensation shall be paid under this Section in respect of any work carried out in the period after the making of the Order and before the grant of consent which is revoked or modified, or in respect of any other loss or damage (not being loss or damage consisting of the depreciation in value of any interest in land) arising out of anything done or omitted to be done during that period.

COUNTY OF GUMBORNA
TREE PRESERVATION ORDER (NO 3) 1954
LAWESTON/COURT COLMAN.

076/9/02

NOTE:- THE WHOLE T.P.O IS
ON FILE 076/9/02

COUNTY
MENTAL HOSPITAL

Pen-y-fai
1 173

A58

A59

A60

Angelton

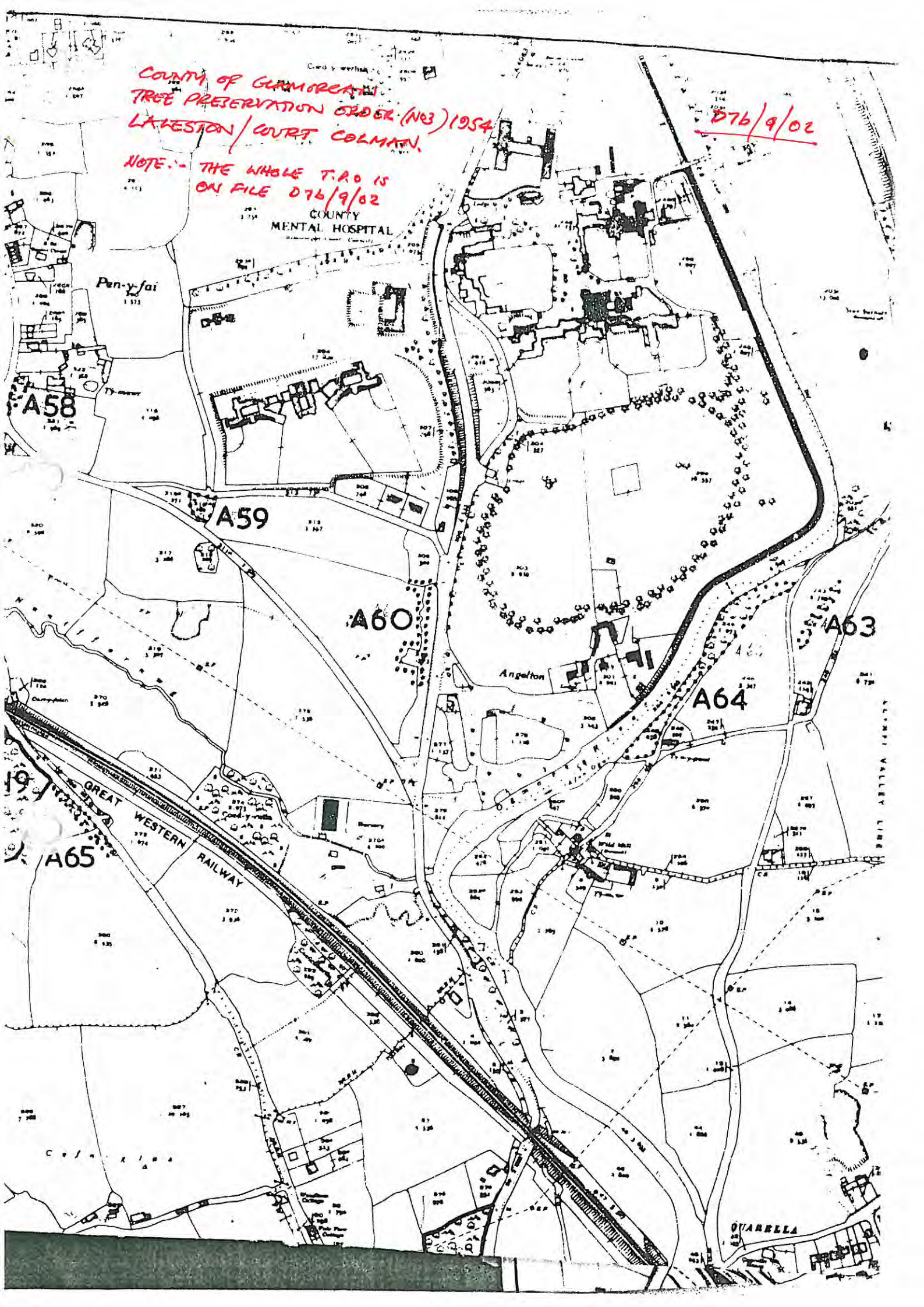
A64

A63

A65

GREAT WESTERN
RAILWAY

DIABELLA



FIRST SCHEDULE

WOODLANDS

(WITHIN A CONTINUOUS BLACK LINE ON THE MAP)

NO. ON MAP.

DESCRIPTION.

SITUATION.

W. 1.

MIXED DECIDUOUS
AND CONIFEROUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure Nos 168 and 174a (part) on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.

W. 2.

MAINLY CONIFEROUS

Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure No. 174b on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941, and enclosure No. 174b (part) on Sheet No. XL-14 of the Ordnance Survey map of the district, edition of 1941.

MAINLY ELM AND
ASH

Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure No. 168 on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.

W. 4.

MIXED DECIDUOUS

Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure Nos 371 (part), 372 and 374F on Sheet No. XL-14 of the Ordnance Survey map of the district, edition of 1941.

NO. ON MAP.

DESCRIPTION.

SITUATION.

W.5.

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.182 on Sheet No.XL-10 of the Ordnance Survey map of the district edition of 1941, and enclosure Nos 181a, 182, 365 (part), 180 and 180c on Sheet No XL-14 of the Ordnance Survey map of the district, edition of 1941.

W.6.

POPLAR

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 180d on Sheet No.XL-14 of the Ordnance Survey map of the district, edition of 1941.

W.7.

MIXED DECIDUOUS

Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure Nos 180a (part) and 180b on Sheet No.XL-14 of the Ordnance Survey map of the district, edition of 1941.

W.8.

MIXED DECIDUOUS
AND CONIFEROUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.187 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941, enclosure Nos 186 and 327 (part) on Sheet No.XL-14 of the Ordnance Survey map of the district, edition of 1941 and enclosure Nos 186 and 327 on Sheet No.XL-15 of the Ordnance Survey map of the district, edition of 1941.

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
W. 9.	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parishes of Merthyr Mawr and St. Brides Major in the County of Glamorgan being enclosure Nos 311, 312, 328, 330 and 329 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941, enclosure Nos 33 (part) and 328 on Sheet No. XL-14 of the Ordnance Survey map of the district, edition of 1941, and enclosure Nos 328 and 330 on Sheet No. XL-15 of the Ordnance Survey map of the district, edition of 1941.
W. 10.	SYCAMORE, ELM AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 327 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
W. 11.	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 310 and 308 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
W. 12.	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure Nos 233 (part) 233 (part) 322 (part) and 325 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

DESCRIPTION.SITUATION.

W.12 (Cont'd)

of the district, edition of 1941.

W.15.

MIXED DECIDUOUS
AND CONIFEROUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 141, 140 and 142 on Sheet No. XL-10 of the Ordnance Survey map of the district edition of 1941.

W.14.

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 194 on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941, and enclosure Nos 194, 266 and 259 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

W.15.

MIXED DECIDUOUS
AND CONIFEROUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan, being enclosure No. 261 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district edition of 1941.

W.16.

ELM AND SYCAMORE.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 255 (part) 256 (part) and 257 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

W.17.

BEECH, ELM AND
ASH.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 271 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

W.18.

SYCAMORE ELM
AND ASH.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 215 on Sheet No. XL-11 of the

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
W. 18 (Cont'd)		district, edition of 1941.
W. 19.	SYCAMORE AND FIR.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure Nos 365 and 366 on Sheet No. XL-5 of the Ordnance Survey map of the district, edition of 1940.
W. 20.	MIXED DECIDUOUS.	Land in the Parish of Bridgend in the County of Glamorgan being enclosure Nos 66, 67 and 67a on Sheet No. XL-3 of the Ordnance Survey map of the district, edition of 1940 and enclosure Nos 66, 219, 67b and 67c (part) on Sheet No. XL-7 of the Ordnance Survey map of the district, edition of 1940. <i>but includes the area bounded black on the map.</i>
(V. 21.)	MIXED DECIDUOUS AND CONIFEROUS.	Land in the Parish of Ewenny in the County of Glamorgan being enclosure Nos 167, 169 and 170 on Sheet No. XL-12 of the Ordnance Survey map of the district, edition of 1941. <i>on attached.</i>
<u>TREES SPECIFIED BY REFERENCE TO AN AREA.</u> <u>(WITHIN A DOTTED BLACK LINE ON THE MAP)</u>		
(A. 1.)	ELM, ASH AND SYCAMORE.	Land in the Parishes of Laleston and Merthyr Mawr in the County of Glamorgan being enclosure Nos 199 (part) and 217 (part) on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.

NO. ON MAP.	DESCRIPTION.	SITUATION.
A. 2.	ASH AND ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.199 (part) on Sheet No.XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 3.	ASH AND ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.198 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 4.	ELM AND SYCAMORE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.201 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 5.	ELM, ASH AND OAK.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 200 (part), 202(part) and 204(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 6.	ELM AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.93 (part) on Sheet No.XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 7.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.94 (part) on Sheet No.XL-10 of the Ordnance Survey map of the district, edition of 1941.

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A.8.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 93 (part) and 195(part) on Sheet No.XL-10 of the Ordnance Survey map of the district, edition of 1941.
A.9.	ELM AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 280(part) and 285(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A.10.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.280 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
.11.	ASH AND ELM.	Land in the Parishes of Ewenny and Coychurch Lower in the County of Glamorgan being enclosure Nos 35a(part) 301(part) 301a(part) 86 (part) and 302(part) on Sheet No.XL-12 of the Ordnance Survey map of the district, edition of 1941.
A.12.	ASH AND ELM.	Land in the Parish of Coity Higher in the County of Glamorgan being enclosure No.589a on Sheet No.XL-3 of the Ordnance Survey map of the district, edition of 1941.

NO. ON MAP.

DESCRIPTION.

SITUATION.

A.15

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 255(part) and 255a(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.

A.14.

ASH AND SYCAMORE.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.253c (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A.15.

ASH, OAK AND ELM.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 251c and 252(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.

A.16.

ASH, OAK AND PINE

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 252(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.

A.17.

ELM.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.252 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A.18.

ELM AND BEECH.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 252 (part) and 251(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.

A.19.

ELM AND OAK.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 252 (part) and 251(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.

FIRST SCHEDULE

NO. ON MAP.	DESCRIPTION.	SITUATION.
A. 19. (Cont'd)		Merthyr Mawr in the County of Glamorgan being enclosure No. 253 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 20.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 214(part) and 253(part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 21.	ASH AND SYCAMORE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 215 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
22.	ELM AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 215 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 23.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 215 (part) and 250 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

NO. ON MAP.	DESCRIPTION.	SITUATION.
A. 24	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 215 (part) and 218(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 25.	ASH AND OAK.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 215 (part) 217(part) and 218 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 26.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 220a (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 27.	ELM AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 218 (part) 221(part) and 222 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 28.	BEECH, ELM AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.138 (part) on Sheet No.XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 29.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.192 (part) on Sheet No.XL-10 of the Ordnance Survey map of the district, edition of 1941.

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A. 30.	ELM AND SYCAMORE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 143 (part) on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 31.	ELM, ASH AND SYCAMORE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 183 and 183a on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 32.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 190 on Sheet Nos XL-10 and XL-11 of the Ordnance Survey map of the district edition of 1941.
A. 33.	BEECH AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 192 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 34.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 320 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 35.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 314 (part) and 315 (part) on Sheet No. XL-11 of the Ordnance/

NO. ON MAP.	DESCRIPTION.	SITUATION.
A.55. (Cont'd)		Ordnance Survey map of the district, edition of 1941.
A.56.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.313 on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A.57.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.319 on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A.58.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.318 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A.59.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.317 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 3.	OAK AND ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.333 (part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.
A.41.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 333 (part) and 307(part) on Sheet No.XL-11 of the Ordnance Survey map of the district, edition of 1941.

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A. 43.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 274 (part) and 305 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 45.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 270 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 44.	ASH, BEECH, SYCAMORE AND ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 274 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 5.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 274 (part) 275 (part) and 305 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 46.	ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 276 (part) & 277 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

<u>NO. ON M.P.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A. 47.	ELM AND OAK.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 305 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 48.	ASH AND ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 252 (part) 248 (part) and 272 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 49.	ELM, ASH AND OAK.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 248 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 50.	ASH, SYCAMORE AND ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos. 250a (part) and 248 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 51.	ELM AND ASH.	Land in the Parish of Coity Higher in the County of Glamorgan being enclosure Nos 326 and 326a on Sheet No. XL-4 of the Ordnance Survey map of the district, edition of 1941.
A. 52.	SYCAMORE AND ALDER.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 374g on Sheet No. XL-14 of the Ordnance Survey map of the district, edition of 1941.

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A.53.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.184 (part) on Sheet No. XL-14 of the Ordnance Survey map of the district, edition of 1941.
A.54.	ELM AND PINE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.182 (part) on Sheet No. XL-14 of the Ordnance Survey map of the district, edition of 1941.
A.55.	FIR.	Land in the Parish of Newcastle Higher in the County of Glamorgan being enclosure No.483a (part) on Sheet No. XL-2 of the Ordnance Survey map of the district, edition of 1940.
<p>FELLING OF ALL CONIFERS, CONSENT 10.2.82. FELL CERTAIN CONIFERS, CONSENT 29.5.87.</p>		
A.56.	ELM, SYCAMORE AND OAK.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 274(part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A.57.	ELM, SYCAMORE AND OAK.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No.258 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

D16/9/02

CYNGOR
BLURDEISTREF SIRIOL

BRIDGEND

COUNTY BOROUGH
COUNCIL

Planning Services

P.O. Box 4, Civic Offices,
Angel Street, Bridgend,
Mid-Glamorgan. CF31 1UX
Telephone: (01656) 643643
Fax: (01656) 643190

SENT 29:11:96

To: DIRECTION OF LEISURE & EDUCATION / PHILIP DAVIS.

For the attention of: DAVE MARTIN.

From: CARY WILLIAMS

Your Fax No: 657 882

No. of Pages

(Including this one) 2.

Subject: IPO (CEFRS GOLF LINKS) NOT SURE OF THIS NO

Date: 29:11:96. NEED MORE TIME TO

Reply Required: Yes/No ✓ SEND THIS ON.

FACSIMILE MESSAGES

Dave

Times of the IPO plans you want
look at (W20) the hazardous area is
not in the order. ∴ not projected.
And I think the trees you are
concerned about are in that area
approx where I have marked 'X'
on the plan

Revised
Cary

IF ANY PAGE OF THIS TRANSMISSION IS MISSING OR ILLEGIBLE
PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE OR FAX.

FIRST SCHEDULE

<u>NO. ON MAP.</u>	<u>DESCRIPTION.</u>	<u>SITUATION.</u>
A. 30.	ELM AND SYCAMORE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 143 (part) on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 31.	ELM, ASH AND SYCAMORE.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 183 and 183a on Sheet No. XL-10 of the Ordnance Survey map of the district, edition of 1941.
A. 32.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 190 on Sheet Nos XL-10 and XL-11 of the Ordnance Survey map of the district edition of 1941.
A. 33.	BEECH AND ASH.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 192 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 34.	ELM.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 520 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.
A. 35.	MIXED DECIDUOUS.	Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 314 (part) and 315 (part) on Sheet No. XL-11 of the

A. 56.

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 313 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A. 37.

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 319 on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A. 38.

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 318 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A. 39.

MIXED DECIDUOUS.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 317 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A. 40.

OAK AND ELM.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure No. 333 (part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.

A. 41.

ELM.

Land in the Parish of Merthyr Mawr in the County of Glamorgan being enclosure Nos 333 (part) and 307(part) on Sheet No. XL-11 of the Ordnance Survey map of the district, edition of 1941.







Appendix E

Tree Retention
drawing

(Extract of Plan
Ref: TDA.1881.01)

KEY :

Assessment of trees in accordance with BS 5837: 2005

-  A. High Quality and Value
-  B. Moderate Quality and Value
-  C. Low Quality and Value
-  R. Remove

NOTE :

Tree crown dimensions based on the topographical survey produced by John I Jones Land & Mineral Surveyors
The exact location of each tree is to be verified on site.
See P10-Development Tree Survey & Assessment, document ref: TD6_1188173SR/0105_12, for identification of tree species, height and condition characteristics.



W1:
Norway Maple
A medium aged peripheral linear tree ball consisting of Copper Beech, Small Elm, Lime, Norway Maple, Norway Spruce, and a few predominantly a Hawthorn, Elm & Field Maple understorey.
Management Recommendations:
Remove dead branches and dead wood from the canopy and understorey. Consider a tree & understorey replacement plan in future.

W2:
Norway Maple
A good quality peripheral linear tree ball of Field Elm & Hawthorn. Possible removal of Hawthorn.
Management Recommendations:
Remove dead branches and dead wood from the canopy and understorey. Consider a tree & understorey replacement plan in future.

W3:
Norway Maple
A good quality peripheral linear tree ball of Field Elm & Hawthorn. Possible removal of Hawthorn.
Management Recommendations:
Remove dead branches and dead wood from the canopy and understorey. Consider a tree & understorey replacement plan in future.

REV	NOTES	BY	DATE
TDA CANNA STUDIO LLANGAN VALE OF CLAMORGAN CF35 9DF TEL: 01446 771250			
CLIENT: GVA LTD			
DRAWING NUMBER	SCALE		
TDA.1881.01	1:500 @ A1		
DRAWN	RHC/AMP	DATE	
		MAY 2012	
PROJECT	YSGOL BRYN CASTELL		
DRAWING TITLE	TREE SURVEY PLAN (BS5837:2005)		






Appendix F

Tree Constraints Plan


(Extract of Plan
Ref: TDA.1881.02)


KEY :

Assessment of trees in accordance with BS 5837: 2005

-  A. High Quality and Value
-  B. Moderate Quality and Value
-  C. Low Quality and Value

 Root Protection Area Based on BS5837:2005

 Shadow Pattern of Existing Evergreen Trees

 Shadow Pattern of Existing Deciduous Trees with Light Crowns

 Shadow Pattern of Existing Deciduous Trees with Dense Crowns

NOTE :

Plan indicates average spread of tree crowns. (Refer to 'Pre Development Tree Survey & Assessment' document ref: TDA/1882/TS&A/RHC/05.12, for accurate dimensions.)

The exact location of each tree is to be verified on site.

See 'Pre-Development Tree Survey & Assessment' document ref: TDA/1882/TS&A/RHC/05.12, for identification of tree species, height and condition characteristics.



REV	NOTES	BY	DATE
<p>TDA CANINA STUDIO LLANGAN VALE OF CLAMORGAN CF35 9JG TEL: 01446 771250</p>			
<p>GVA LTD</p>			
DRAWING NUMBER	SCALE	CLIENT	
TDA 1881.02	1:500 @ A1	GVA LTD	
DRAWN	DATE	DRAWING NUMBER	SCALE
RHC/AMP	MAY 2012	TDA 1881.02	1:500 @ A1
PROJECT		DRAWN	DATE
YSGOL BRYN CASTELL		RHC/AMP	MAY 2012
DRAWING TITLE		PROJECT	
TREE CONSTRAINTS PLAN (BS5837:2005)			



Appendix G

Site Plan with 2km
Walking
Isochrone

Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

GVA Grimley

PROJECT:

Ysgol Bryn Castell, Bridgend

DRAWING TITLE:

2km Walking Isochrone

SCALES:

NTS

DRAWN: AP

CHECKED: CNE

DATE: 24.07.12



10th Floor, Helmont House, Churchill Way, Cardiff CF10 2HE
 e: enquires@vectos.co.uk

DRAWING NUMBER:

Figure 2

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN VECTOS (SOUTH) LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.





Appendix H

Dwr Cymru Welsh
Water Letter
dated 3rd
December 2015

Mr Ed Hoskins
Cambria Consulting
Cambria House
16 Plas St Pol de Leon
Penarth
Vale of Glamorgan
CF64 1TR

Date: 03/12/2015
Our Ref: PPA0001232

Dear Mr Hoskins

Grid Ref: SS8985980258 289859 180258
Site: Llangewydd Rd Bridgend
Development: Ysgol Bryn Castell Phase 2

We refer to the pre-planning enquiry relating to the above site, and we can provide the following comments in respect to the proposed development.

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should communicate with the public foul sewer located to the West of the proposed development.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Discharge of surface water to the public sewer is only to be made as a last resort. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

The proposed development site is crossed by a 150mm public foul sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm public sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 4 inch diameter watermain in Llangewydd Road location. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

We trust the above information is helpful. Our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation.

If you have any queries please contact Developer Services on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Lead Development Control Officer
Developer Services

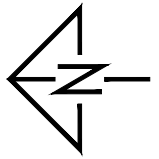
Enc: Sewer Plan
Water Plan
Pre Planning Advice Note

Demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Appendix I

Proposed Access
Arrangement



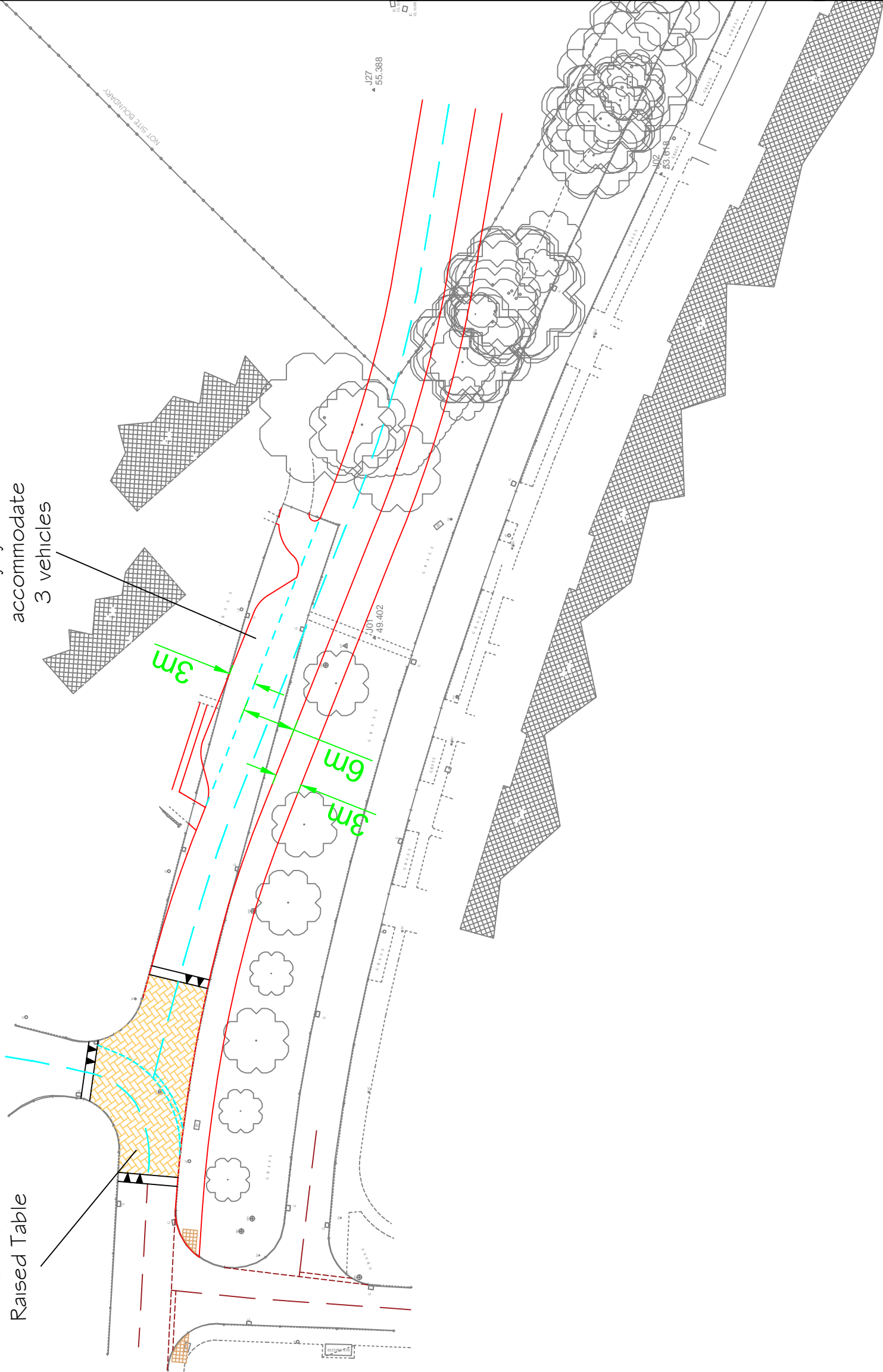
Low Level
Raised Table

Layby to
accommodate
3 vehicles

3m

6m

3m



Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

GVA Grimley

PROJECT:

Ysgol Bryn Castell, Bridgend

DRAWING TITLE:

**Proposed Site Access Road
Option 1**

SCALES:

1:500 at A3

DRAWN:

AP

CHECKED:

CNE

DATE:

24.11.15



10th Floor, Helmont House, Churchill Way, Cardiff CF10 2HE
t: 02920 720 860
e: enquiries@vectos.co.uk

DRAWING NUMBER:

W120570_SK_A16

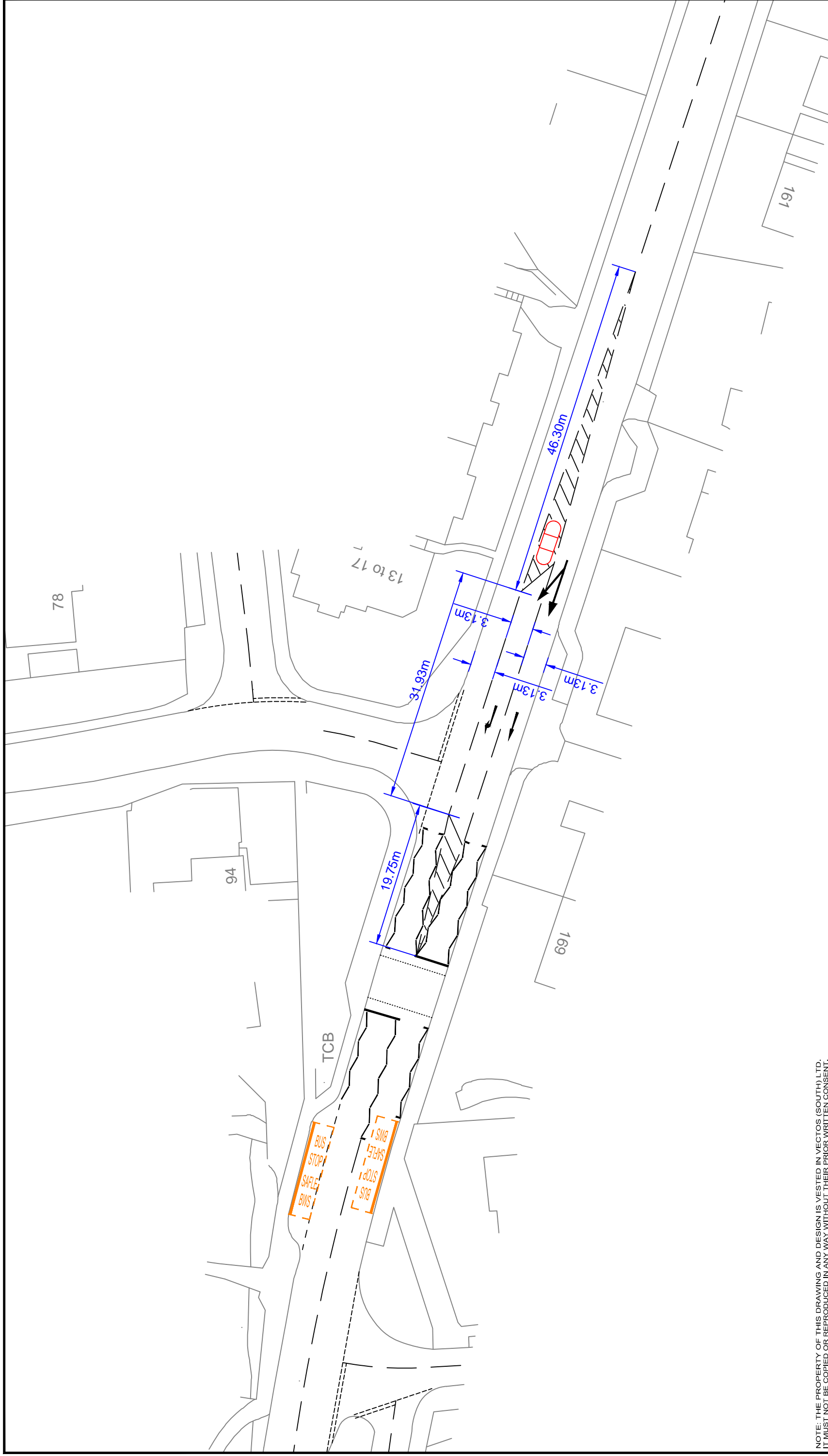
REVISION:

.



Appendix J

Proposed
Righthand
Holding Lane at
Heol Y Nant /
Park Street



NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN VECTOS (SOUTH) LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

REV	DETAILS	DRAWN	CHECKED	DATE

Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

Ysgol Bryn Castell, Bridgend

Proposed Ghost Island Junction Arrangement

Bridgend County Borough Council

10th Floor, Helmont House, Churchill Way, Cardiff, CF10 2HE
t: 02920 720 860 e: enquiries@vectos.co.uk

DRAWING NUMBER:	W120570B_A02
REVISION:	.
DRAWN:	AP
CHECKED:	CNE
DATE:	31.05.16
SCALE:	1:500 at A3