

PLANNING COMMITTEE	14 MARCH 2023	AGENDA ITEM: 6
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PLANNING APPLICATIONS - TABLED

Purpose of Report

The purpose of this report is to inform the Committee of applications that were received in the Council Offices following the preparation and distribution of the Committee's agenda papers.

Planning Applications

The applications received are as follows:- **(Pages 118-123)**

- a) Planning Application No 2022/01286/FUL – The erection of two separate structures and associated roof top 4g pitch and car parking provision. Use of structures to be mixed including B1,B2 and D1, D2 potential at Unit 15b, Atlantic Trading Estate, Barry

- b) Planning Application No. 2023/00051/HYB - The proposals for the site are the subject of a hybrid application and are made up of five distinct, but complementary, components as follows: 1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront. 2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to mitigate against potential future flood risk. 3. On the eastern part of the site outline planning permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant. 4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café. 5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments. The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure at No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry

Recommendation

That the Committee consider the relevant applications to be tabled at its meeting and make observations accordingly.

BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 March 2023

EFFECTIVE DATE OF RECEIPT – 03 March 2023

COMMENTS DEADLINE – 24 March 2023

APPLICATION NO. (S)	2022/01286/FUL
LOCATION	Unit 15b, Atlantic Trading Estate, Barry
WARD	Castleland
APPLICANT	TJG Enterprises
PROPOSED DEVELOPMENT	The erection of two separate structures and associated roof top 4g pitch and car parking provision. Use of structures to be mixed including B1,B2 and D1, D2 potential

BACKGROUND

PROPOSAL

The application relates to the erection of one warehouse/ storage facility and six separate light industrial units which will incorporate academy and learning facilities at Unit 15, Atlantic Business Park, Barry, CF63 3RF. The site is circa 4340sqm, meaning that the proposed development constitutes ‘major’ development.

OBSERVATIONS

The main issues to consider in this case are whether the proposed development is acceptable in principle as well as the design and visual impact of the additional unit at the site. The impact on neighbouring amenity and the wider environment should also be considered as well as the issues of parking provision, access, flooding, drainage and contamination.

The proposal is for industrial and business uses within a site that it allocated as an existing employment area (Barry Docks). It is likely to be seen as acceptable in principal.

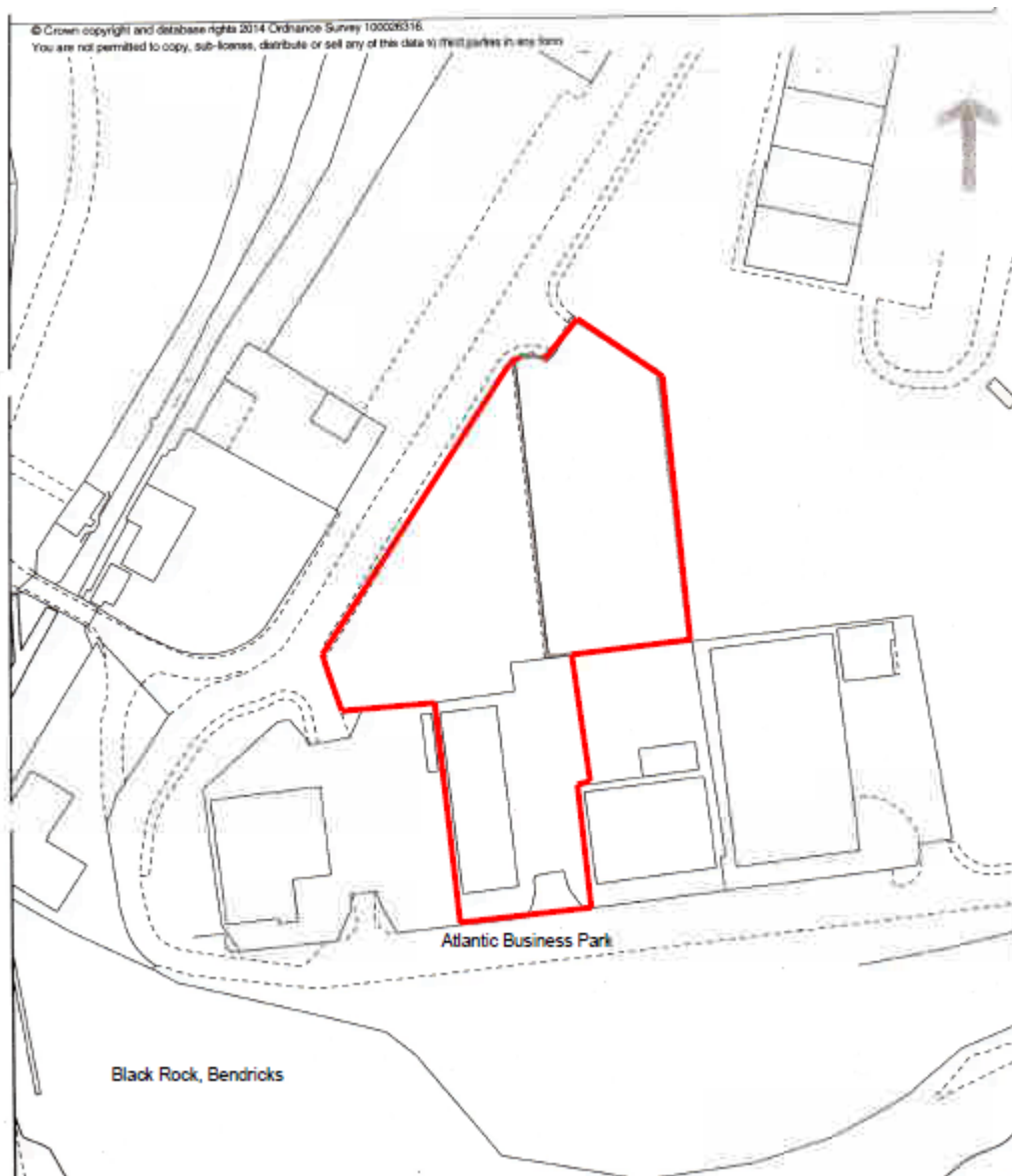
It is unlikely that the design and visual impact of the proposed units would be seen negatively in the context of the wider area.

As the proposal is a mixed-use development that has been earmarked for B1, B2, D1 & D2 development the parking requirement varies greatly between each proposed usage. It is likely that the parking provision to for the proposal (at 53 spaces) will be scrutinised by the Council’s Highways Department in detail. Having said this it appears as though it would be likely to meet the need of the proposed units, especially considering the parking available throughout the wider site. There appears to be no issues with the proposed access to the units.

With regard to drainage the application will be reviewed by the Council's drainage department and WW/DC.

With regard to flooding a FCA has been undertaken and will have been referred to NRW for review.

SITE PLAN



BARRY TOWN COUNCIL

PLANNING COMMITTEE – 14 March 2023

EFFECTIVE DATE OF RECEIPT – 02 March 2023

COMMENTS DEADLINE – 23 March 2023

APPLICATION NO. (S)	2023/00051/HYB
LOCATION	No.1 Dock and The Mole, Neptune Road, Barry Waterfront, Barry
WARD	Baruc
APPLICANT	Associated British Ports
PROPOSED DEVELOPMENT	The proposals for the site are the subject of a hybrid application and are made up of five distinct, but complementary, components as follows: 1. Outline planning permission is sought for the creation of a new 400-berth marina with floating pontoons within the No. 1 Dock at Barry Waterfront. 2. Full planning permission is sought for engineering works to raise the existing ground levels of the Mole site to a minimum of 9.00m AOD in order to- mitigate against potential future flood risk. 3. On the eastern part of the site outline planning permission is sought for the development of a marina office building which will include facilities for visitors/ members and a restaurant. 4. Adjacent to the marina building outline planning permission is sought for an incubator workspace building comprising offices, smart innovation space, break-out space and a café. 5. On the western part of the site outline planning permission is sought for residential development comprising townhouses and apartments. The application also proposes ancillary development including access, parking, landscaping and public open space and other associated infrastructure

BACKGROUND

The application site sits adjacent to the Barry Waterfront development area, located between the Town Centre, Barry Island and the harbour.

The Mole is to the East of the new waterfront district centre and is overlooked from the South by the recent residential development at South Quay. The Mole is highly visible from the town to the North. The site is approximately 2.9 hectares in area.

The adjacent Waterfront development, when completed, will comprise circa 690 new homes, with a mixed use district centre, a retail food store, medical centre, primary school and associated public open space.

The Mole sits within the 1st dock accessed from Neptune Road to the West, while the dock gates allow access to the Waterfront by boat from the sea.

PROPOSAL

The application relates to the creation of a new 400-berth marina alongside a mixed-use development comprising leisure, business space and residential at The Mole, Barry.

The proposed development:

- Residential use for up to 64 new homes
- A new 'Innovation Hub', Incubator Building (up to 30,000 sq.ft) acting as a focus for the tech and digital sectors across the Vale,
- New marina services building (up to 5,000sq.ft) including food and beverage offer supporting a new 400 berth marina
- Associated access, parking and landscaping.

The site has an average density of 44 units per hectare across the residential parcel with a scale between 2-3 storeys.

The affordable apartment building acting as a gateway into the site is proposed to be up to 3 storeys in height to relate to the adjacent district centre. The homes within the rest of the site will be a combination of 2 and 2.5. The incubator building is up to 3 storey but with recognition of a larger potential floor to floor height. The marina building is up to 2 storey in height wrapping around a single storey podium housing parking below with potential event space above

The scheme provides a number of elements of Green Infrastructure and public spaces. These include:

- The creation of a new 6m wide boardwalk running the length of the south edge of the mole leading around to a large deck area in front of the marina building also providing informal spill out space for the cafe bar
- The creation of a linear park running adjacent to the new boardwalk containing both soft landscaped areas and hard landscaped shared spaces with opportunities of for informal play and SAB features
- Formal LEAP (playground)
- 2 potential event spaces. One at grade next to and aligned to the incubator building and one at podium level wrapped by the marina services building with views across the marina.
- Housing Squares with shared gardens for residents with a community garden feel providing views south over the park and marina

- Swales and rain gardens lining both the principal street and the secondary shared surface streets with regular street trees

Submissions in aid of application:

- 20065(05) 090 - Site Location Plan
- 20065(05) 100 - Masterplan
- 20065(05) 101 - Masterplan First Floor
- 20065(05) 200 - Land Use Parameters Plan
- 20065(05) 201 - Access and Movement Parameters Plan
- 20065(05) 202 - Scale Parameters
- 20065(05) 203 - Green Infrastructure Parameters
- PSS-085-008-001 - Topographical Survey
- Planning Statement
- Design and Access Statement
- Transport Statement
- Preliminary Ecological Appraisal
- Botanical and Habitat Survey
- Flood Consequences Assessment
- Outline Drainage Strategy
- Phase 1 Geo-Environmental Desk Study Report
- Phase 2 Geo-Environmental Site Assessment
- Pre-Application Consultation Report

BIODIVERSITY

A Botanical and Habitat Survey and a Preliminary Ecological Appraisal have been undertaken by 'The Ecology Consultancy' on behalf of ABPalmer. It identifies potential impacts, recommendations and opportunities for ecological enhancement. It will be reviewed by the Council's Ecologist and statutory consultees.

OBSERVATIONS

The principle of development is promising, with the site being suitable for this mixed-use scheme, being located in a wider area that is specifically allocated for such development in the adopted LDP.

The site is a brownfield, underused site which is well related to the existing settlement pattern and easily accessible by public transport, cycling and walking. The proposal is unlikely to be viewed as unacceptable with regard to density, proposed uses, location or suitability.

The scheme appears suitably sited and designed and will most likely accord with the policies of the LDP, PPW11 and Future Generations (Wales) Act 2015.

FCA and Drainage strategy submitted and will be assessed by the Council's Drainage section and statutory consultees NRW, DC/WW etc.

The Transport Statement and D&A Statement will be reviewed by the Council's Transportation and Highways section.

The Geo-Environmental Desk Study Report and Geo-Environmental Site Assessment will be reviewed by the Council's Environmental Health department and statutory consultees.

Officer Recommendation: Approve

SITE PLAN

