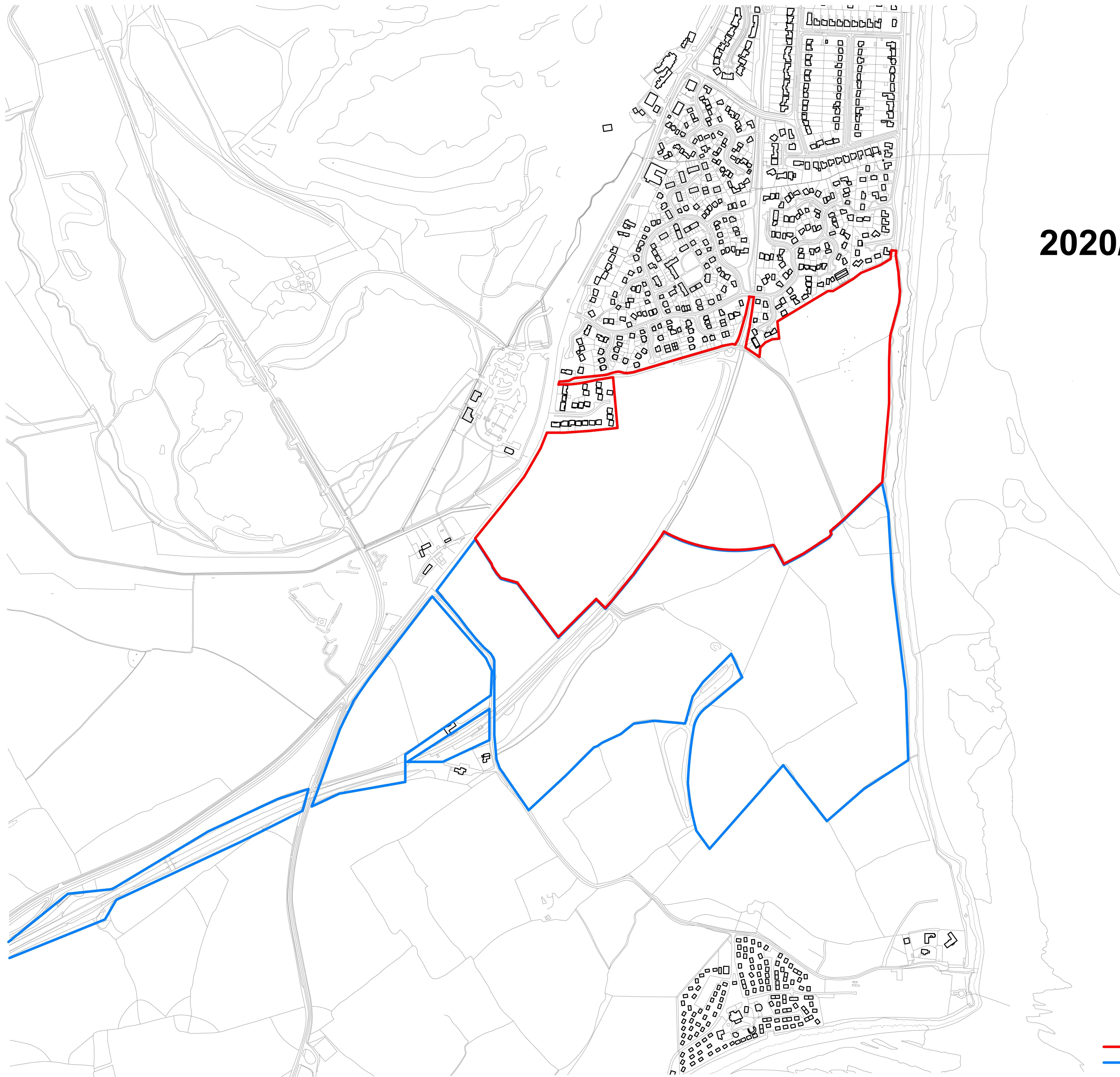


2020/01170/FUL



1 Existing Site Plan  
1 : 2500

— site boundary  
— Welsh Government landholding

No.	Description	By	Appr.	Date	Checked	Date
1	Issue for comment	TE	TE	02.05.19		
2	Issue for comment	TE	TE	13.05.19		
3	Issue for comment	TE	TE			
4	Issue for comment	TE	TE			
5	Issue for comment	TE	TE			
6	Issue for comment	TE	TE			
7	Issue for comment	TE	TE			
8	Issue for comment	TE	TE			
9	Issue for comment	TE	TE			
10	Issue for comment	TE	TE			

DO NOT SCALE. Use figure dimensions only.  
This drawing is intended to show the site boundary and is not to be used for planning purposes. The work is not to be used for any other purpose without the consent of Austin-Smith:Lord.

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Drawn: TE  
Date: 02.05.19  
Scale: @ A0  
Status: SD

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Architects, Designers, Planners  
Landscape Architects  
Civil Engineers  
Quantity Surveyors  
1 + 44 (0)2920 225 208  
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Drawing and made possible by  
Austen-Smith:Lord LLP using AutoCAD

**Austin-Smith:Lord**  
Project: Upper Farm Cothorgan

Description: Existing Site Plan

JOB No: 318254  
Drawing No: LFC-ASL-00-00-CR-A-0000  
Revision: \_\_\_\_\_

Metres 20 40 60 80 100

1





Creation of extension reedbed/swales throughout EIA site, providing new habitat for protected/notable species and facilitate their continued dispersal across the site

Creation of wetland habitats increasing opportunities for protected/notable species and providing biodiversity gain

Creation of extension reedbed/swales throughout EIA site, providing new habitat for protected/notable species and facilitate their continued dispersal across the site

Maintenance/enhancement of wildlife links north to south through the EIA line

New planting to reinforce existing hedgerow and woodland boundaries, maintaining integrity and strengthening wildlife corridors

Orchard providing further benefits to recreation and biodiversity whilst promoting links to nature

Public rights of way sensitively located along existing infrastructure to minimise habitat loss and maintain integrity of habitat

Retention of existing woodland with minimal breaks to facilitate construction of a link road

Community Gardens – further diversifies recreational opportunities enhancing health and well being of a new community

Creation of wetland habitats in compensation for loss of arable land, increasing opportunities for protected/notable species and providing biodiversity gain

Public rights of way sensitively located along existing infrastructure to minimise habitat loss and maintain integrity of habitat

Maintenance/creation of wildlife links east to west along northern boundaries of EIA site

Creation of wetland habitats increasing opportunities for protected/notable species and providing biodiversity gain

Outdoor GYM

Re-routing Costal Path at proposed park and rewild existing costal path

Section with low height vegetation along Costal Path to allow views to Bristol Channel

# 2020/01170/FUL

Enhancement and supplementary planting of existing hedgerow to strengthen the ecological network and facilitate dispersal of protected species north to south

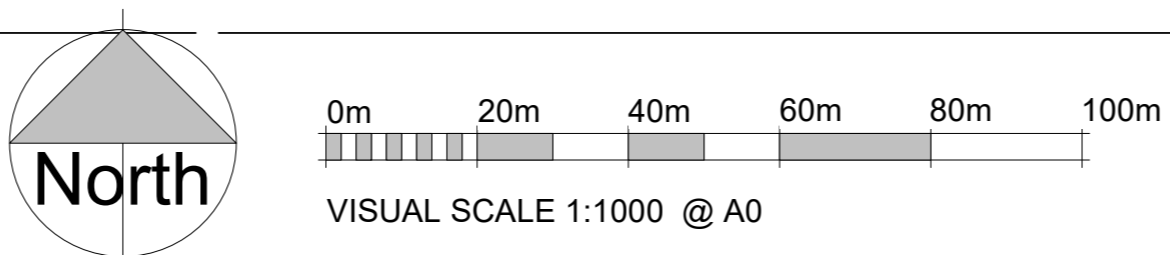
KEY

	Retained hedgerow	30 750m <sup>2</sup>
	New hedgerow	13 700 m <sup>2</sup>
	Retained mature vegetation	560 m <sup>2</sup>
	Retained hedgerow maintained at 1-1.5m height	1260 m <sup>2</sup>
	Grass/meadow, orchards or community gardens	19 800 m <sup>2</sup>
	Private gardens soft landscape	17 000m <sup>2</sup>
	Wetland habitat; SuDS swales and infiltration basins	24 940 m <sup>2</sup>
	Water & Wetland habitat; Attenuation pond (surface area)	1700 m <sup>2</sup>
	Dormouse crossing point utilising existing and proposed tree canopies	
	New habitat connections	
	Retained mature tree	
	Pedestrian passages designed for unobstructed wildlife movement	
	NEAP (Neighbourhood Equipped Area for Play) approx. area 1400m <sup>2</sup>	
	LEAP (Local Equipped Area for Play) 01-1100m <sup>2</sup> , 02-620m <sup>2</sup> , 03-570m <sup>2</sup>	
	LAP (Local Area for Play) approx. area 120m <sup>2</sup> each	

Rev	Description	By	On	Check	Date
01	Issue for comment	TS	02/05/19		
02	Issue for comment	TS	02/05/19		
03	Issue for comment	TS	02/05/19		
04	Issue for comment	TS	02/05/19		
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07	Issue for comment	TS	02/05/19		
08	Issue for comment	TS	02/05/19		
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10	Issue for comment	TS	02/05/19		

## 1 Parameter Plan - Green Infrastructure

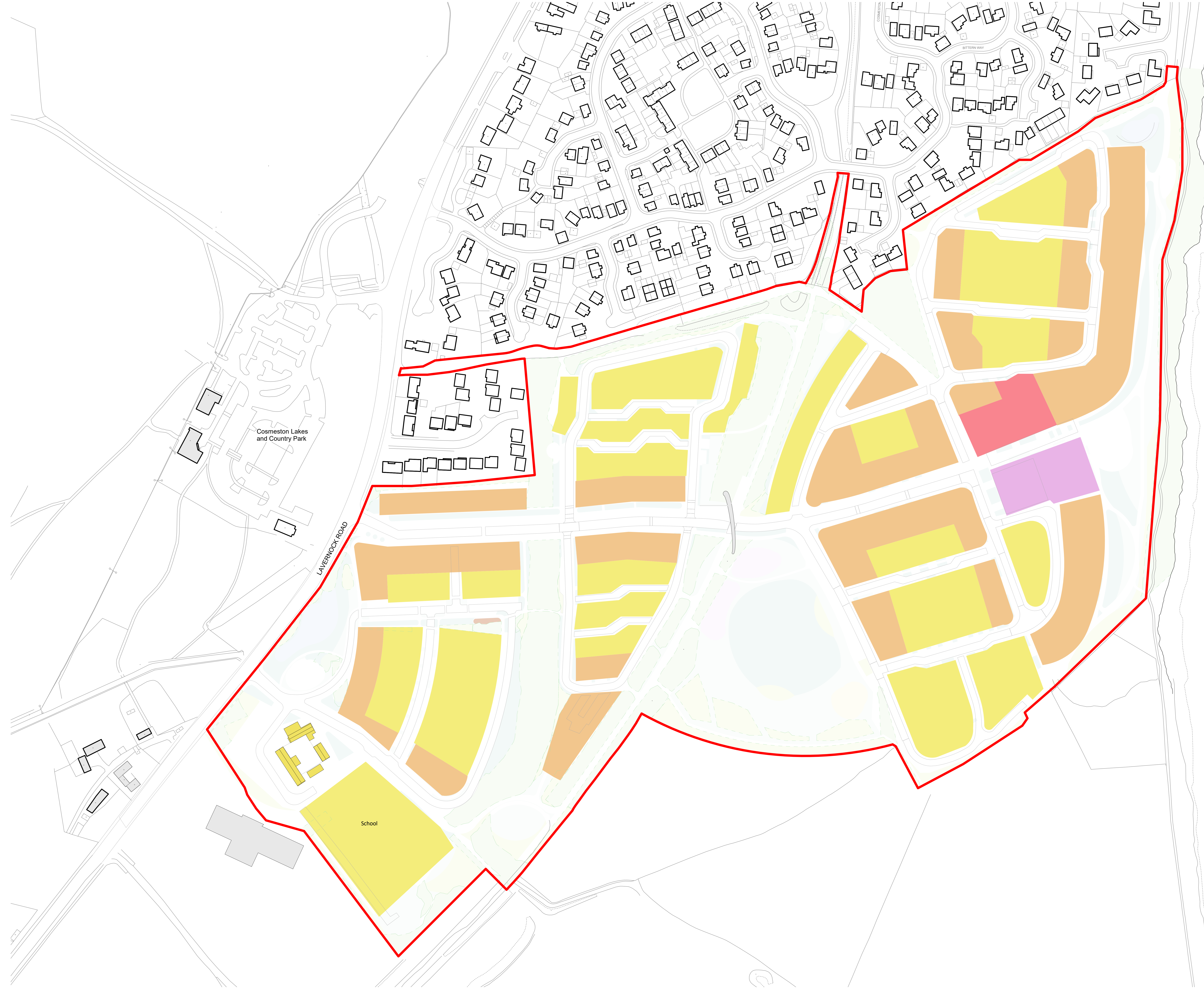
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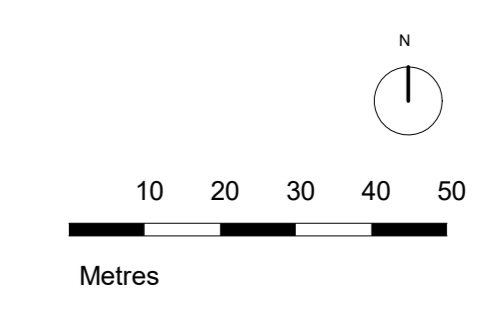
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Date	02/05/19	Architects/Engineers/Planners/Landscape Architects/Quantity Surveyors
Scale @ A0	1 : 1000	02/11/2018
Status	50	© Austin-Smith Lord LLP 2018

Austin-Smith: Lord			
Project Upper Farm Corridor			
Description Parameter Plan - Green Infrastructure			
Job No.	318254	Drawing No.	0923
Revision			





**2020/01170/FUL**



- KEY**
- Maximum 5 Storeys  
highest point maximum 17m above ground level
  - Maximum 4 Storeys  
highest point maximum 15m above ground level
  - Maximum 3 Storeys  
building width minimum 5 m maximum 9.5m  
building depth minimum 7.5 m maximum 12.5m  
building eaves height maximum 9.5m
  - 2-2.5 Storeys  
building width minimum 5 m maximum 9.5m  
building depth minimum 7.5 m maximum 12.5m  
building eaves height maximum 6.5m

Rev.	Description	By	Chk.	Date	Author	Date Issued
1	Issue for planning	TE	TE	02/05/19		
2	Issue for planning	TE	TE	13/08/20		
3	Issue for planning	TE	TE	13/08/20		
4	Issue for planning	TE	TE	02/02/21		
5	Issue for planning	TE	TE	23/03/21		

**1 Parameter Plan - Building Parameters**  
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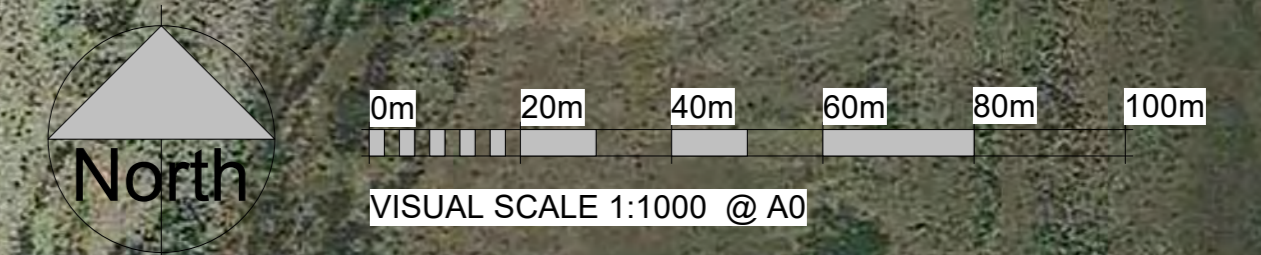
Drawn: TE Austin-Smith Lord LLP  
 Date: 02/05/19  
 Scale: @ A0  
 Status: SD  
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**Austin-Smith:Lord**  
 Project: Upper Farm Cosmeston  
 Description: Parameter Plan - Building Parameters  
 Job No: 318254 Drawing No: Revision: 1  
 LFC: A02-00-00-00-A-0032





Illustrative Masterplan



- KEY**
1. Primary School
  2. LAP (Local Area for Play) approx. area 120m<sup>2</sup> each (5x)
  3. LEAP (Local Equipped Area for Play) 01-1100m<sup>2</sup>, 02-620m<sup>2</sup>, 03-570m<sup>2</sup>
  4. NEAP (Neighbourhood Equipped Area for Play) approx. area 1400m<sup>2</sup>
  5. Outdoor GYM
  6. Cycle Path
  7. Water Feature: Attenuation Ponds or Reed Beds
  8. Hedgerow
  9. New Coastal Path
  10. Public Space - Limestone Square
  11. Community Gardens & Orchards
  12. Coastal Park
  13. Sweals & Rain Gardens
  14. Bus Stop
  15. Bicycle Hire (Indicative)
  16. Pedestrian Cyclist Crossing
  17. Public Art/Dormice Bridge - Marconi Crossing
  18. Community Sport Pitch
  19. Hedgerow maintained at lower height (1-1.5m)
  20. Lower Cosmeston Farm - community, educational or commercial use

2020/01170/FUL

Proposed  
SEN School

No.	Description	By	CHK	Date	Author	Date Issued
1	Issue for comment	TS	TS	01/01/20	TS	01/01/20
2	Issue for comment	TS	TS	01/01/20	TS	01/01/20
3	Issue for comment	TS	TS	01/01/20	TS	01/01/20
4	Issue for comment	TS	TS	01/01/20	TS	01/01/20
5	Issue for comment	TS	TS	01/01/20	TS	01/01/20
6	Issue for comment	TS	TS	01/01/20	TS	01/01/20
7	Issue for comment	TS	TS	01/01/20	TS	01/01/20
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 Scale: @ A0  
 Status: S1

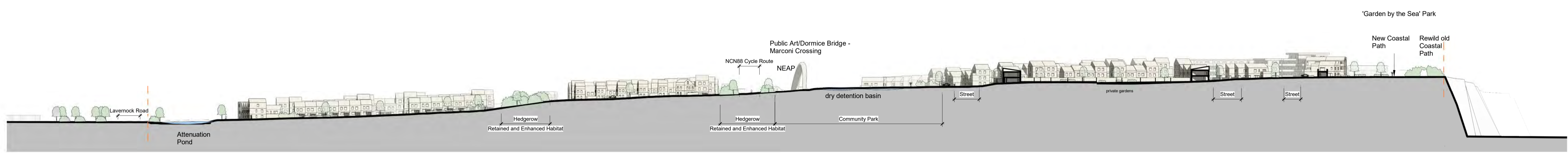
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 Description: Illustrative Masterplan  
 Job No: 318254  
 Drawing No: 318254-00-00-00-A-0030  
 Revision: \_\_\_\_\_



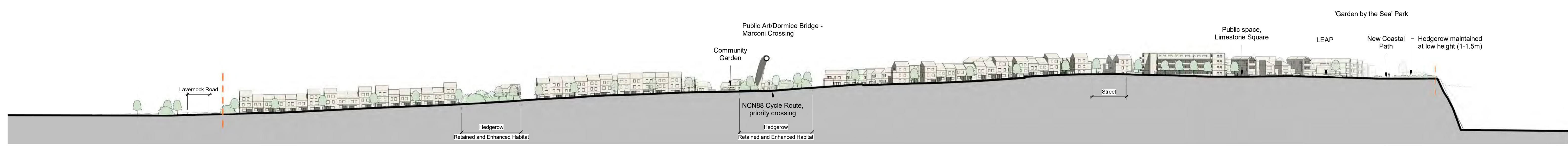


0 Site Plan Section Key 01  
1 : 5000

2020/01170/FUL



1 Site Section 01  
1 : 1000



2 Site Section 02  
1 : 1000

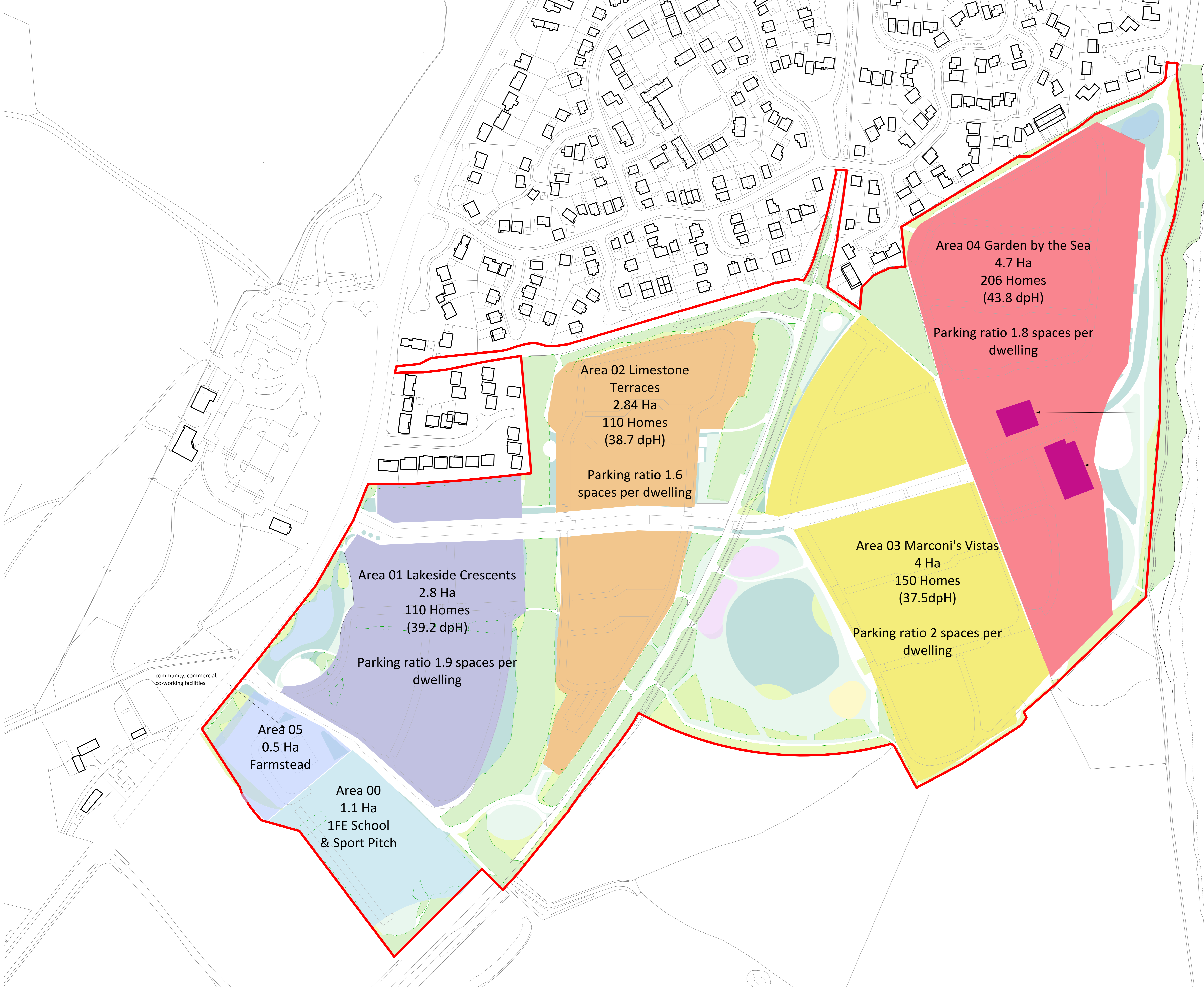
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02	Revised Layout Option 6	TS	TS	13.08.20
03	Layout Option 3, comments response	TS	TS	19.08.20
04	Layout Option 8 revised top gr. school site and farm listing	TS	TS	13.10.21
05	Final boundary referenced to left edge	TS	TS	22.02.22

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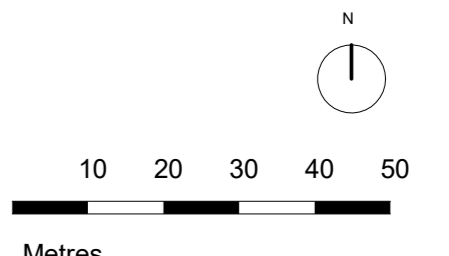
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Date: 02.05.19  
Scale @ A1: As Indicated  
Status:   
Austin-Smith: Lord LLP  
Architects Designers Planners  
Landscape Architects  
one Dunleavy Drive  
Cardiff  
CF11 0SN  
t +44 (0)2920 225 208  
e cardiff@austinsmithlord.com  
Drawings and models prepared by  
Austin-Smith Lord LLP BIM using AutoDesk Revit

**Austin-Smith: Lord**  
Project: Upper Farm Cosmeston  
Description: Indicative Site Sections  
Job No: 318054  
Drawing No: UFC-ASL-00-ZZ-DR-A-0950  
Revision: P5





# 2020/01170/FUL



- KEY**
- Area 00 - School & Sport Pitch
  - Area 01 - Residential
  - Area 02 - Residential
  - Area 03 - Residential
  - Area 04 - Residential
  - Area 05 - Community, Educational or Commercial
  - Mixed Use

Note: Homes numbers are approximate estimation based on indicative layout

**1 Parameter Plan - Land Use & Density**  
1: 1000

Rev	Description	By	TS	Chk	Date	Author	Date Issued
01	Issue for comment	TS	TS	TS	02/05/19		
02	Issue for comment	TS	TS	TS	02/05/19		
03	Issue for comment	TS	TS	TS	02/05/19		
04	Issue for comment	TS	TS	TS	02/05/19		
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06	Issue for comment	TS	TS	TS	02/05/19		
07	Issue for comment	TS	TS	TS	02/05/19		
08	Issue for comment	TS	TS	TS	02/05/19		
09	Issue for comment	TS	TS	TS	02/05/19		
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Date: 02/05/19  
Scale: @ A0  
Status: SD

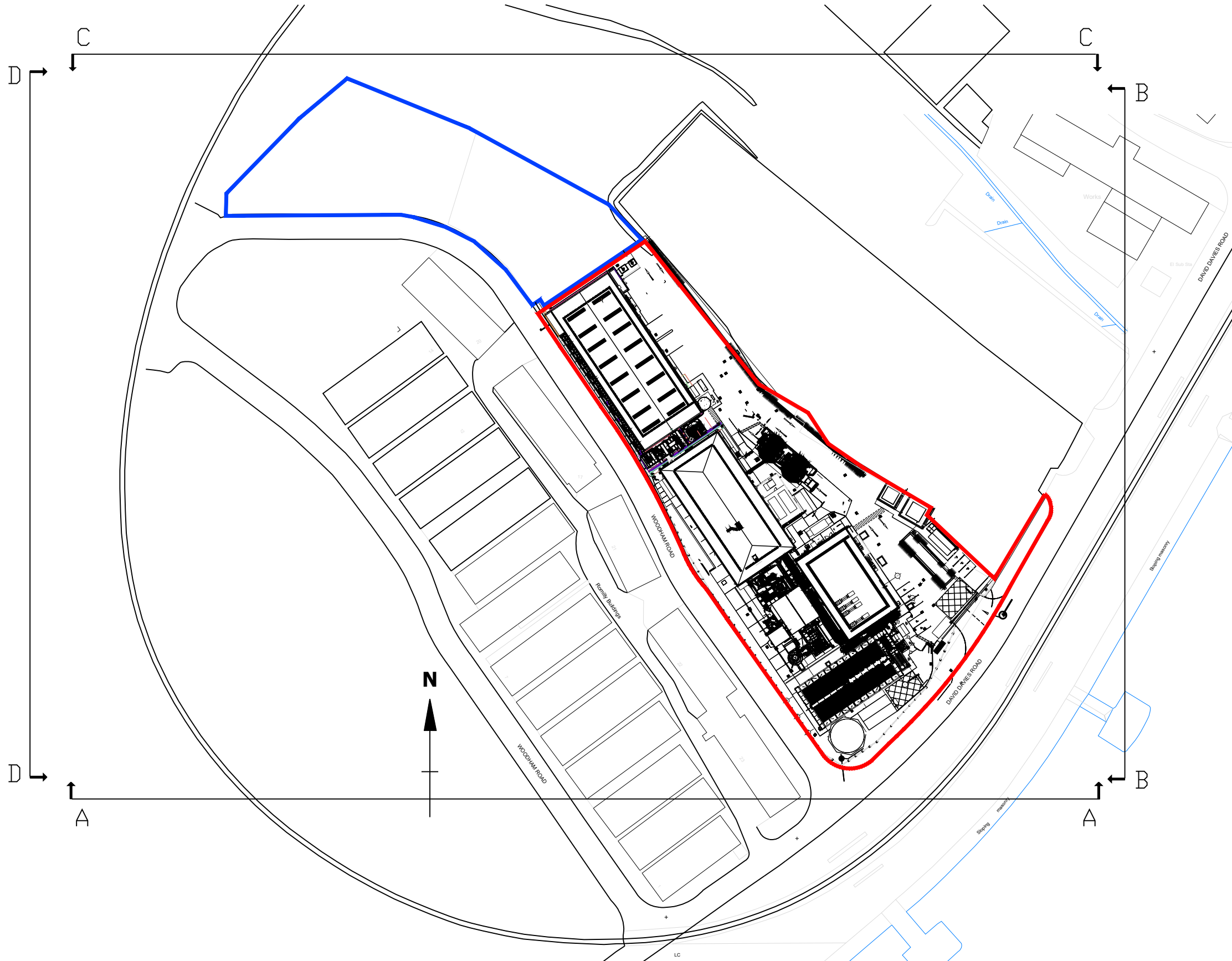
TE: Austin-Smith Lord LLP  
Architects, Designers, Planners  
Landscape Architects  
Civil Engineers  
Quantity Surveyors  
1 + 44 (0)2920 225 208  
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Drawing No: 318254  
Revision: 0000

**Austin-Smith:Lord**  
Project: Upper Farm Common  
Description: Parameter Plan - Land Use & Density  
Drawing No: 318254  
Revision: 0000









2023/00032/fFUL

P01 S0 15.12.22 TS FIRST ISSUE  
 Rev. Status Date Check Description

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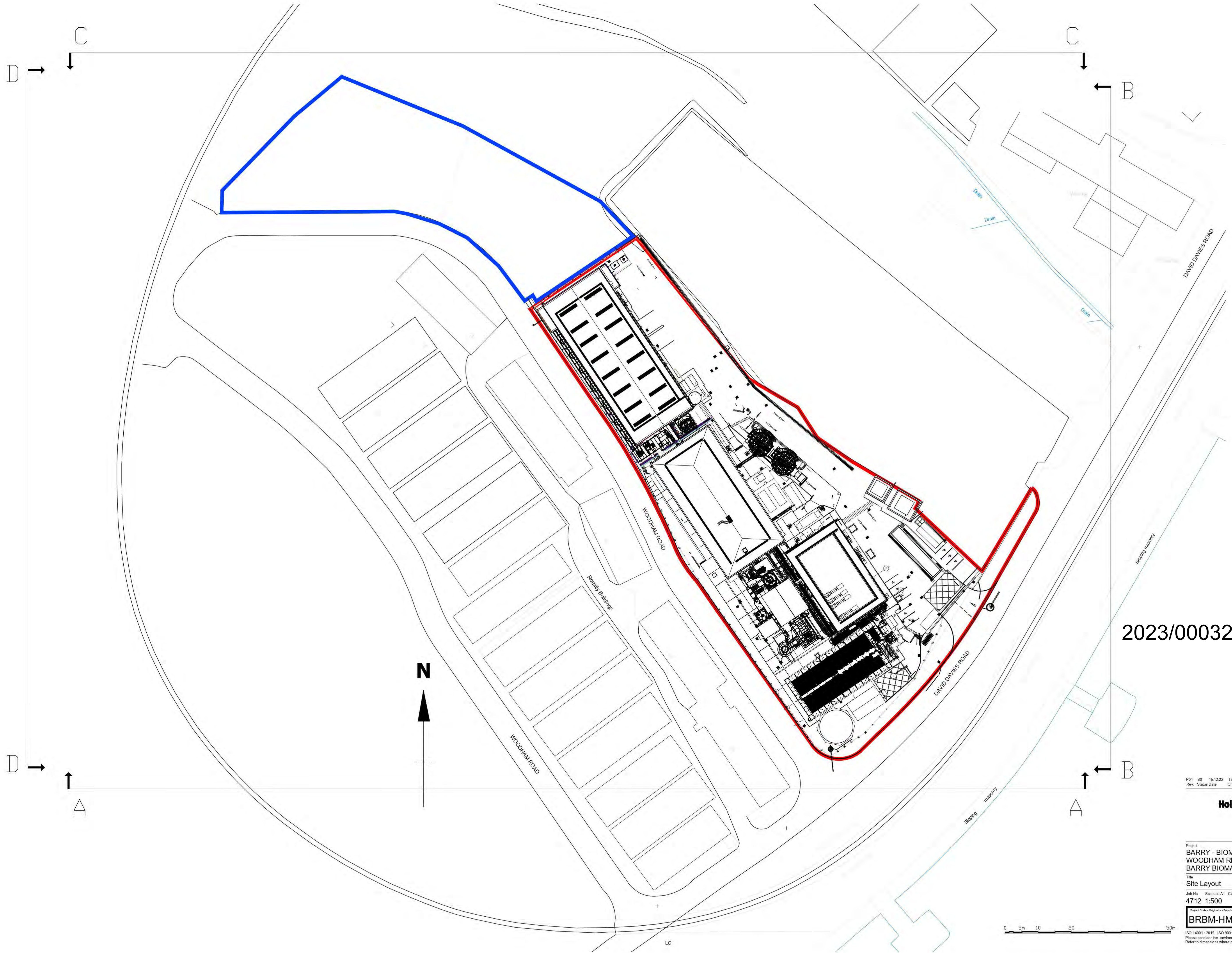
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Job No Scale at A3 Classification Status Rev. Ext. Int.  
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**BRBM-HMA-ZZ-ZZ-DR-A-P205**

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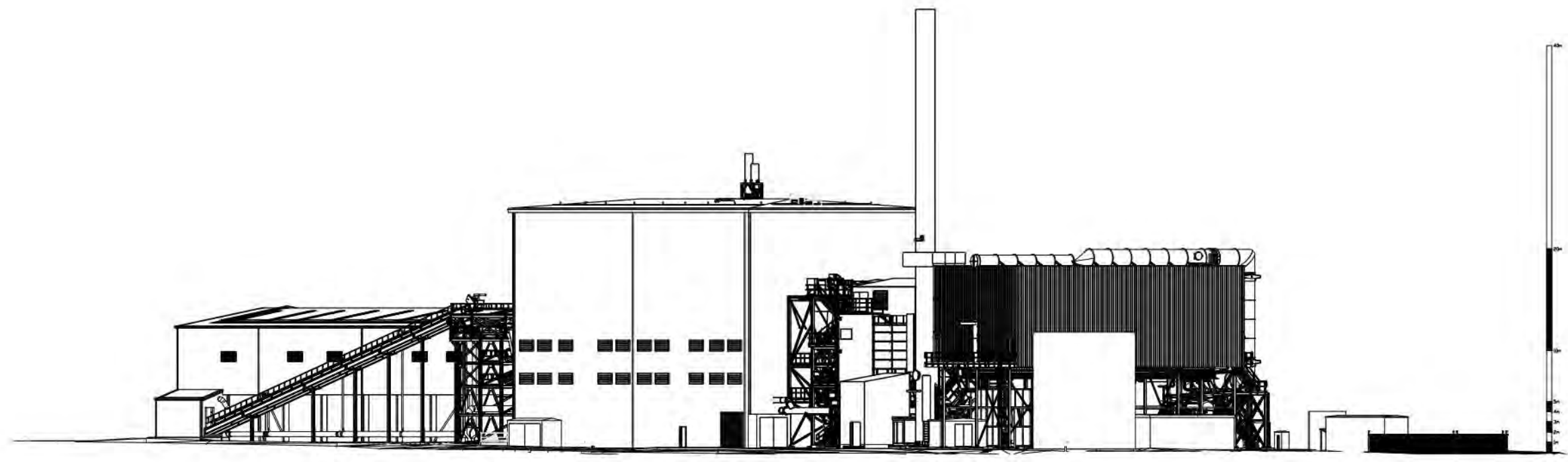
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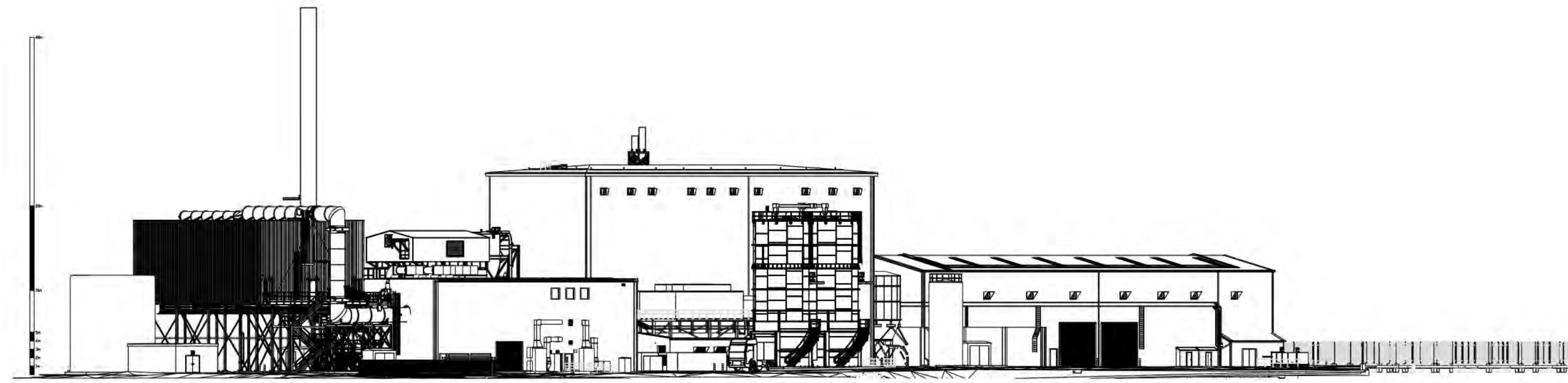


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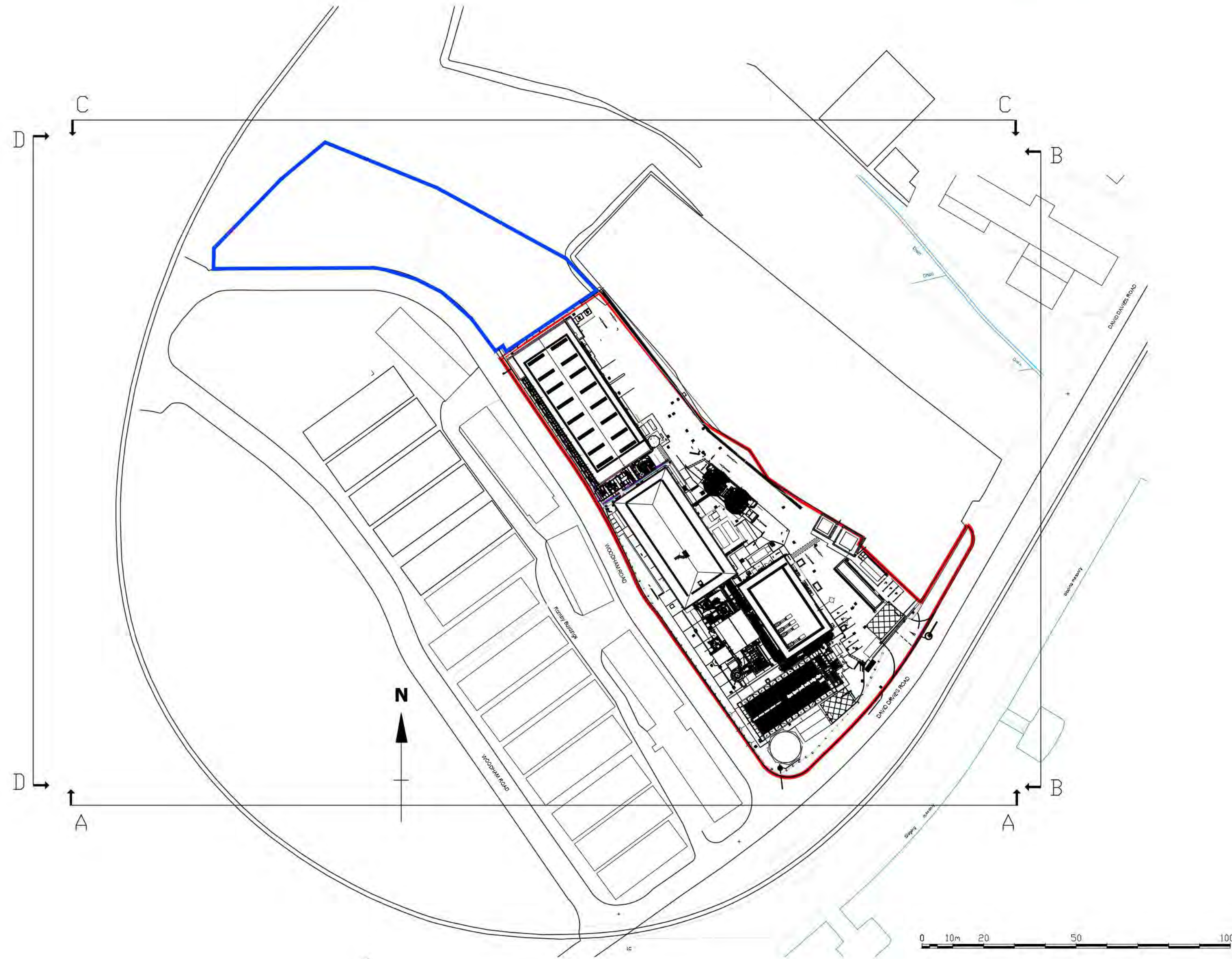




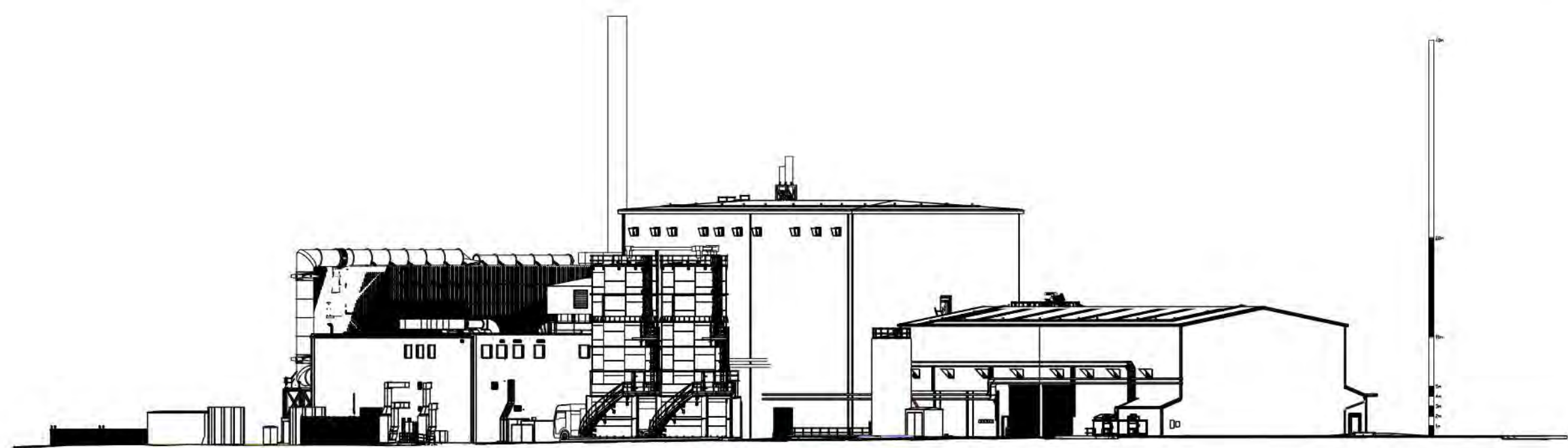
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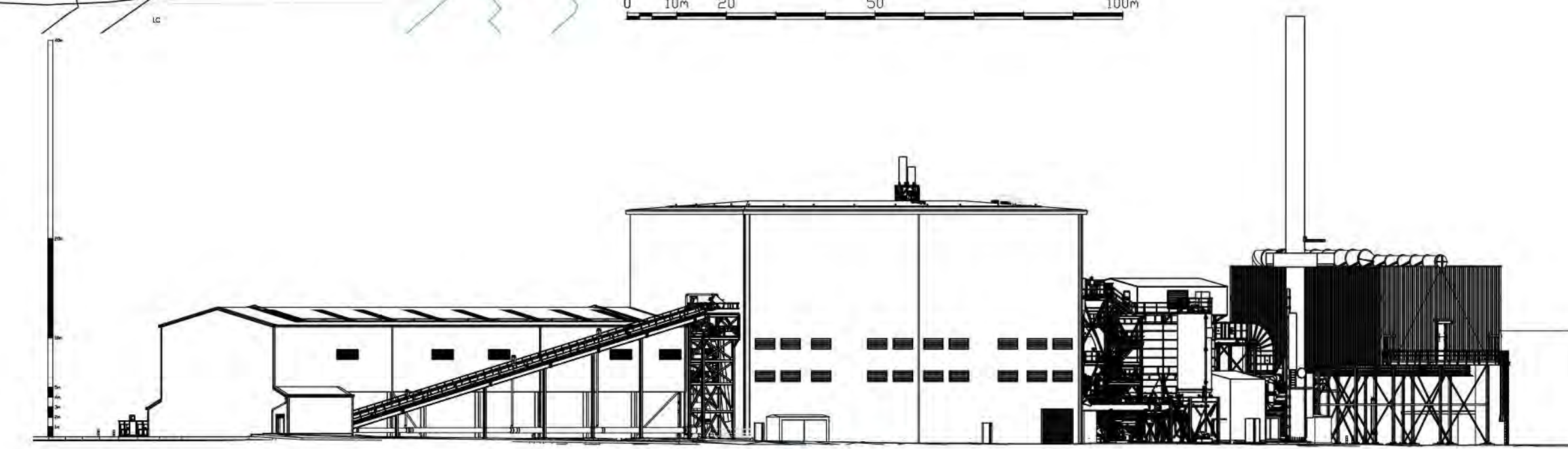
SECTION B-B



2023/00032/FUL



SECTION C-C



SECTION D-D



P01	S0	15.12.22	TS	FIRST ISSUE
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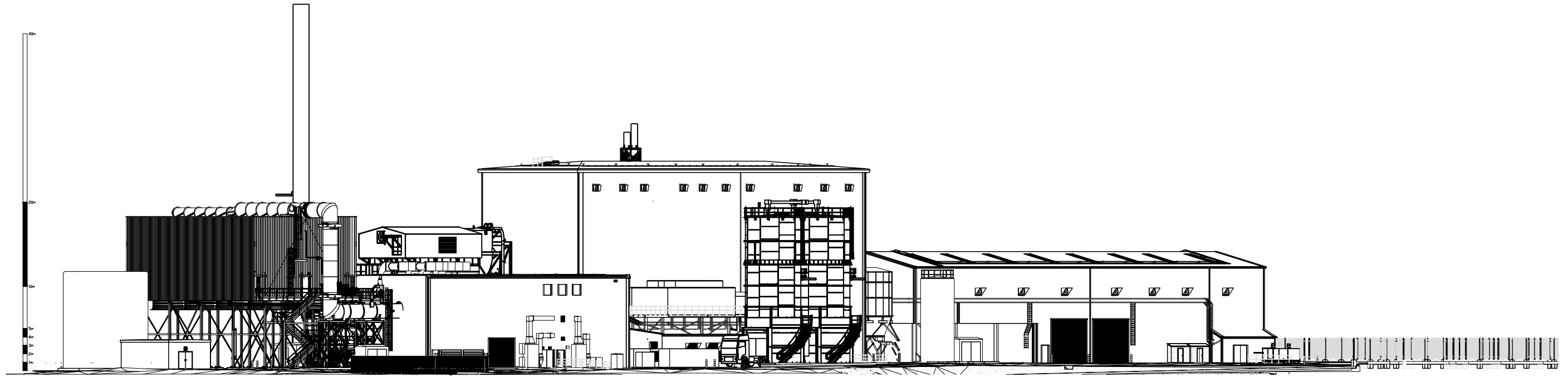
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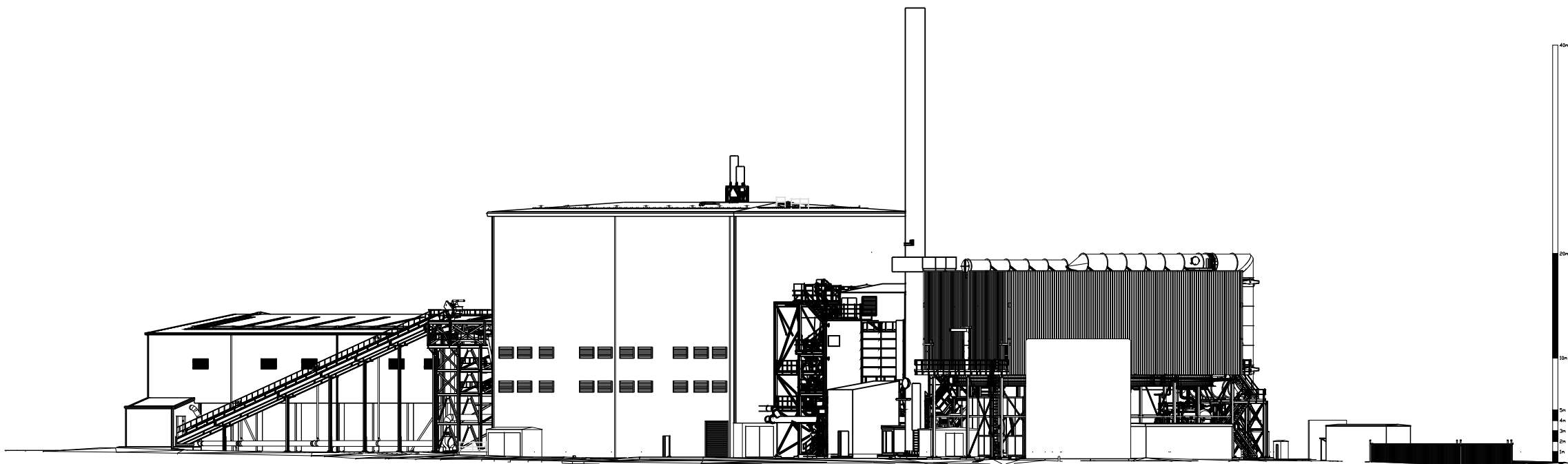
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**BRBM-HMA-ZZ-ZZ-DR-A-P203**

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**SECTION B-B**



**SECTION A-A**



2023/00032/FUL

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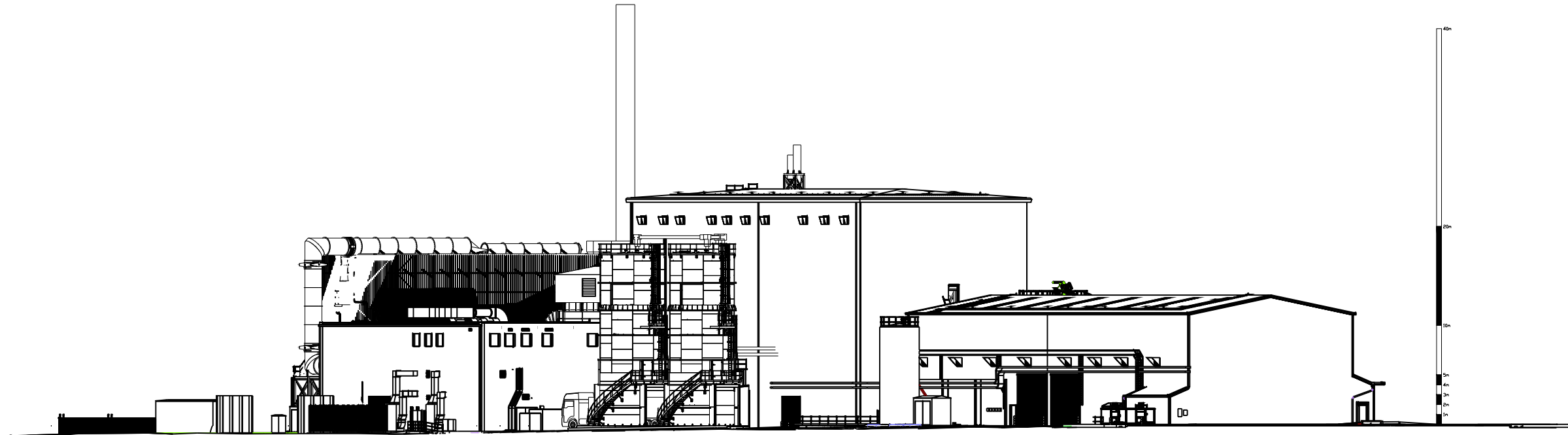
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Job No Scale at A3 Classification Status Rev. Ext. Int.  
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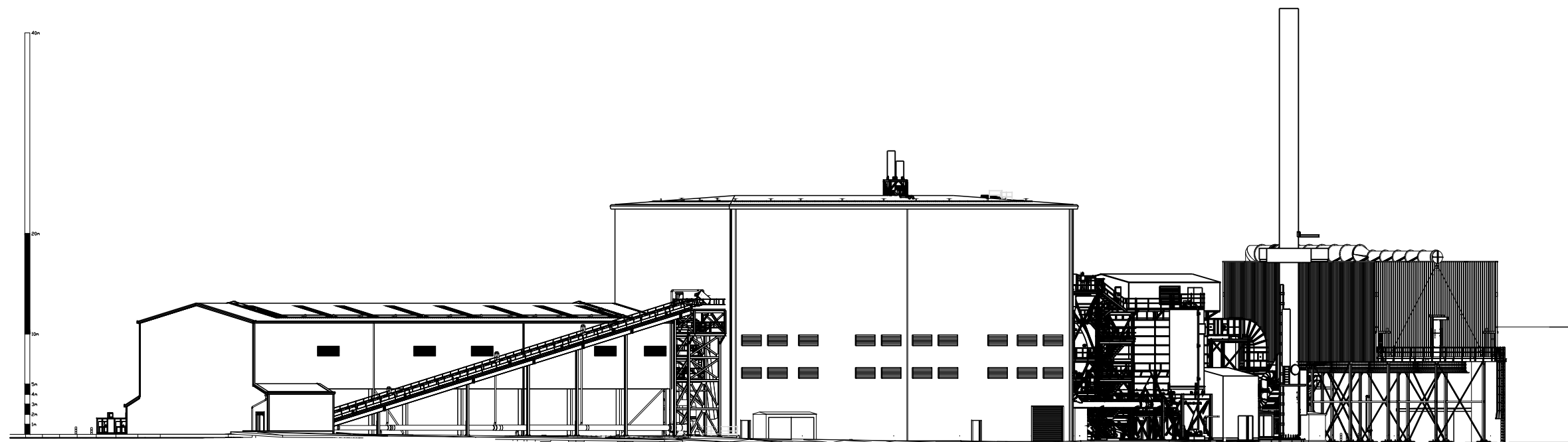
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**SECTION C-C**



**SECTION D-D**



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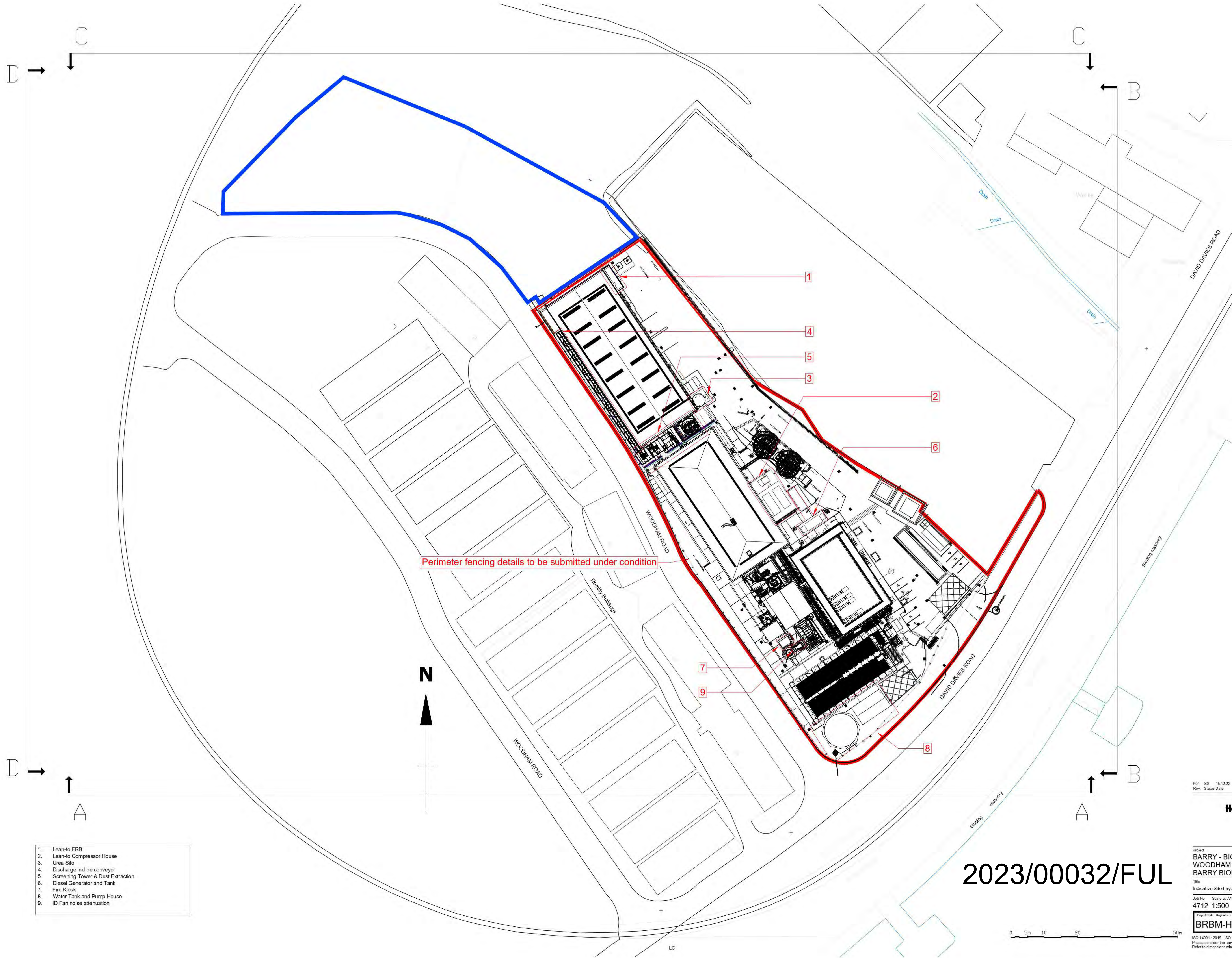
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Perimeter fencing details to be submitted under condition

- 1. Lean-to FRB
- 2. Lean-to Compressor House
- 3. Urea Silo
- 4. Discharge incline conveyor
- 5. Screening Tower & Dust Extraction
- 6. Diesel Generator and Tank
- 7. Fire Kiosk
- 8. Water Tank and Pump House
- 9. ID Fan noise attenuation

2023/00032/FUL



Rev	Status	Date	TS	Check	Description
P01	S0	15.12.22	TS	FIRST ISSUE	

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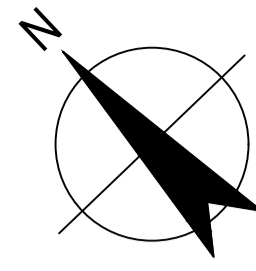
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BARRY - BIOMASS  
WOODHAM RD BARRY, CF63 4JE  
BARRY BIOMASS UK No.2 LTD

Title  
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Job No Scale at A1 Classification Status Rev. Ext. Int.  
4712 1:500 S0 P01

Project Code: Designer: Follower: Designer: Detail: Breakdown: From: Discipline: Number  
**BRBM-HMA-ZZ-ZZ-DR-A-P204**

ISO 14001: 2015 ISO 9001: 2015 RIBA Chartered Practice  
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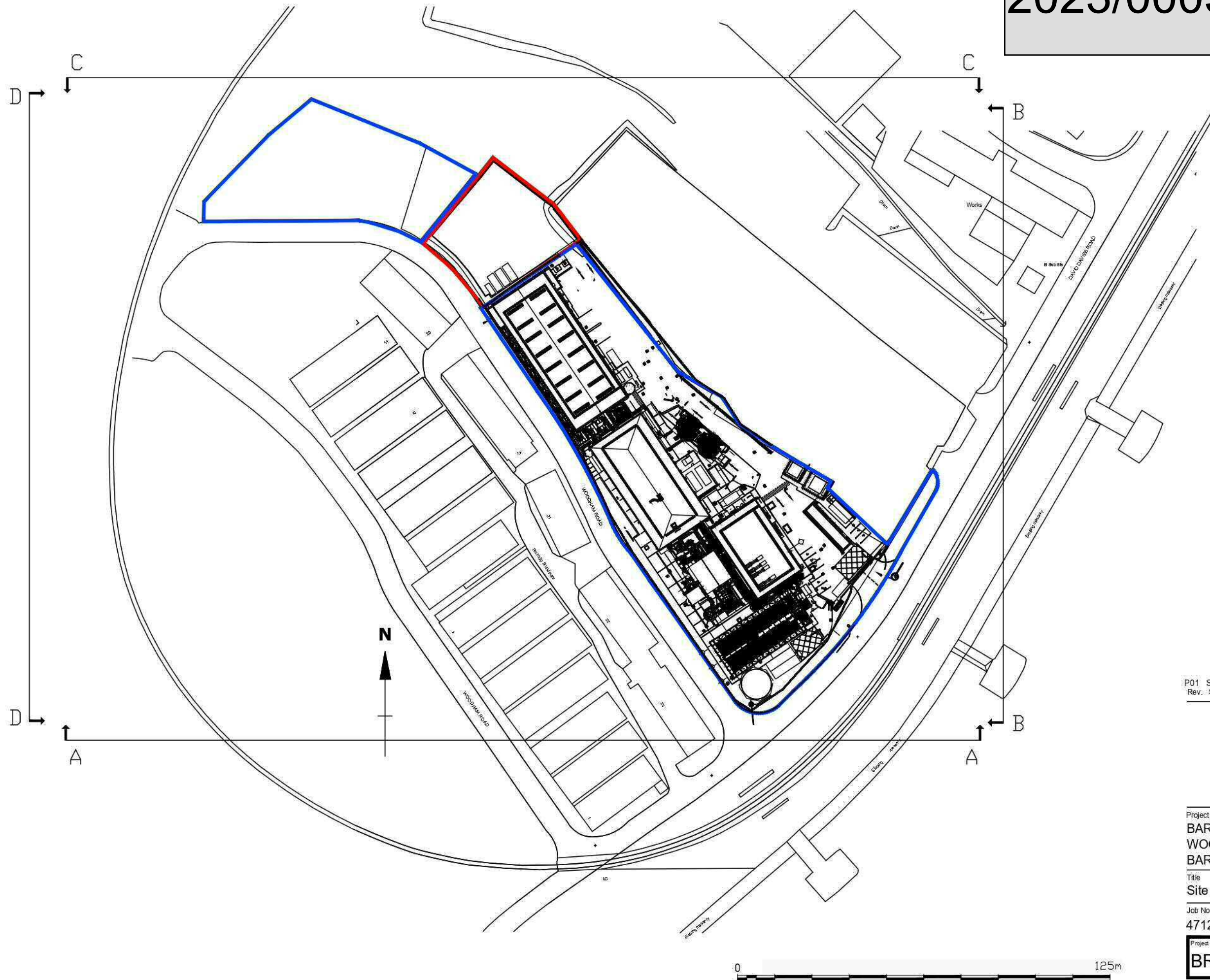




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CATCHMENT PLAN  
SCALE 1:250





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Title  
 Site Location Plan

Job No Scale at A3 Classification Status Rev. Ext. Int.  
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Project Code - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number  
**BRBM-HMA-ZZ-ZZ-DR-A-P302**

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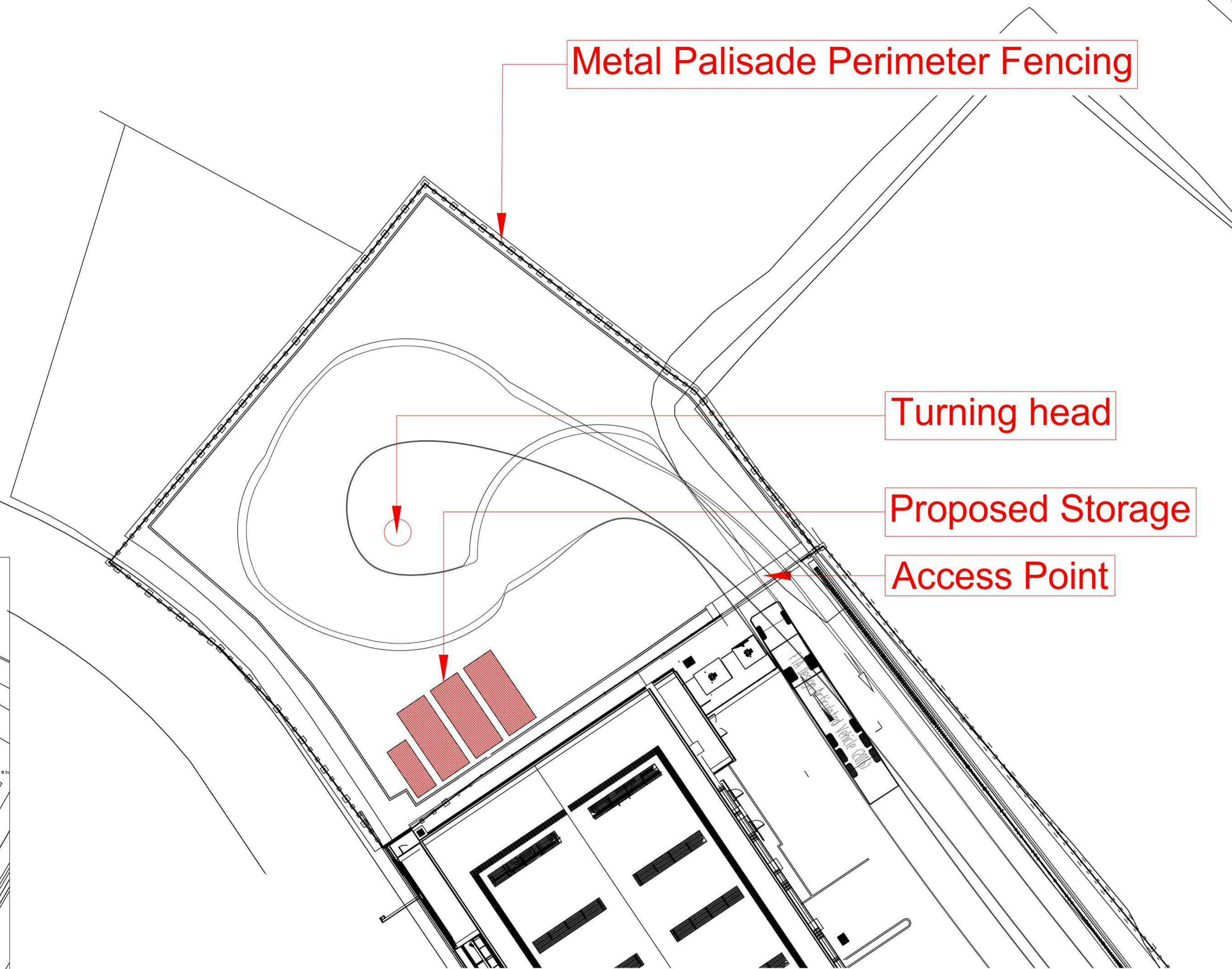
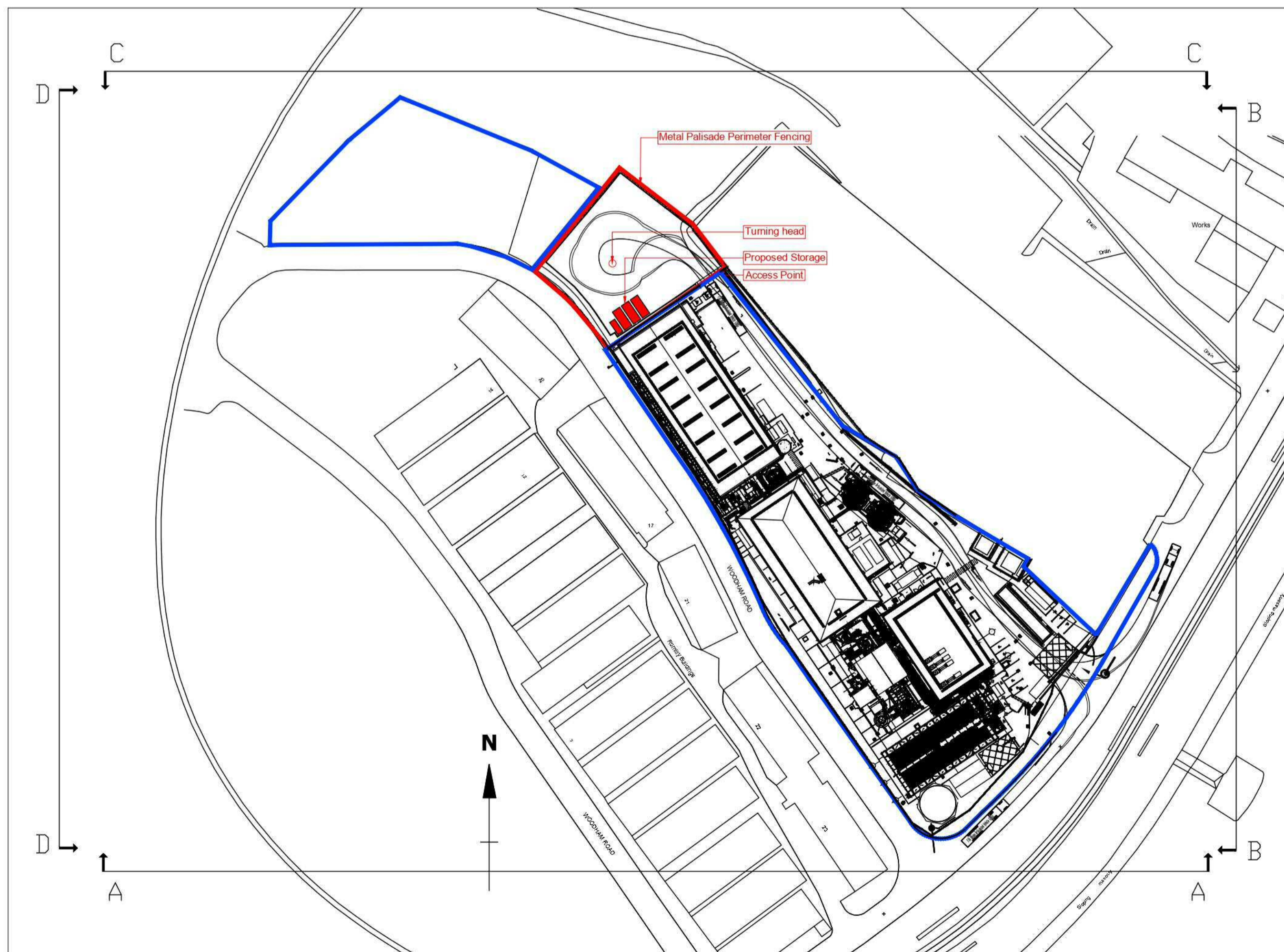
2023/00033/FUL

Metal Palisade Perimeter Fencing

Turning head

Proposed Storage

Access Point



0 2m 4 10 20m

- Application Boundary
- Ownership Boundary

Rev.	Status	Date	TS	Check	Description
P01	S0	15.12.22	TS	FIRST ISSUE	

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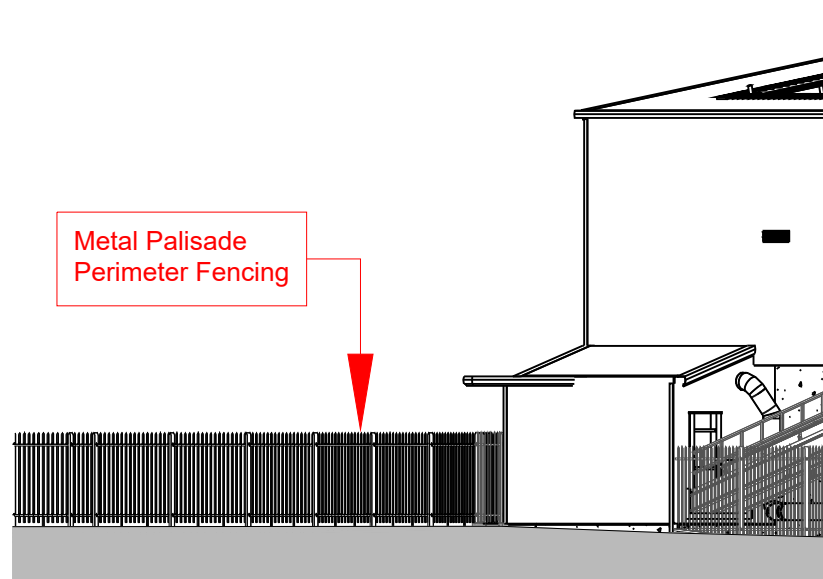
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4712 1:200, 1:1000 S0 P01

BRBM-HMA-ZZ-ZZ-DR-A-P300

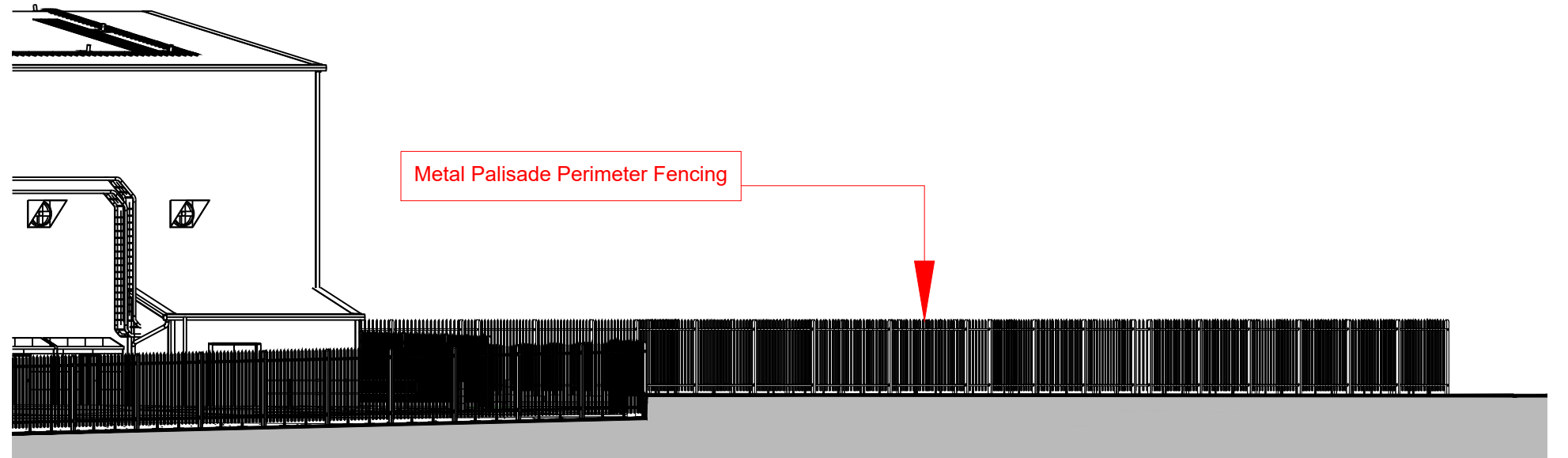
ISO 14001:2015 ISO 9001:2015 RIBA Chartered Practice  
Please consider the environment before printing this document  
Refer to dimensions where provided - do not scale from this drawing





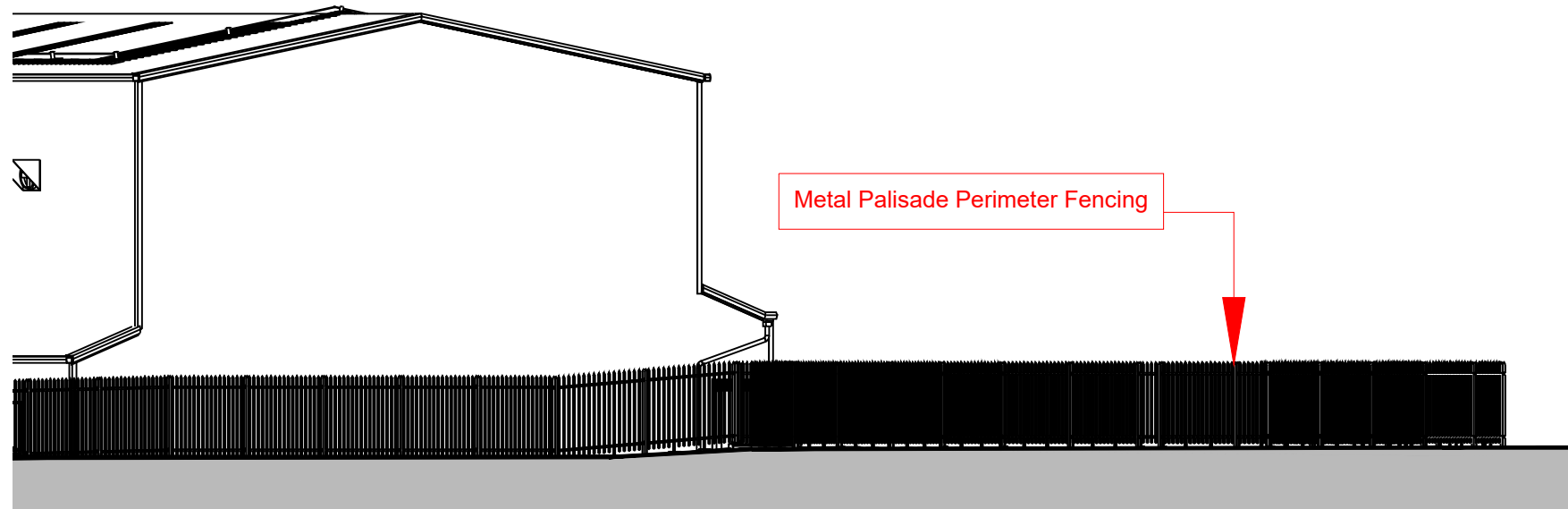
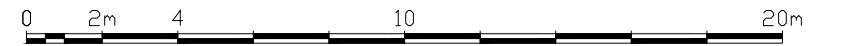
Metal Palisade  
Perimeter Fencing

Section A-A



Metal Palisade Perimeter Fencing

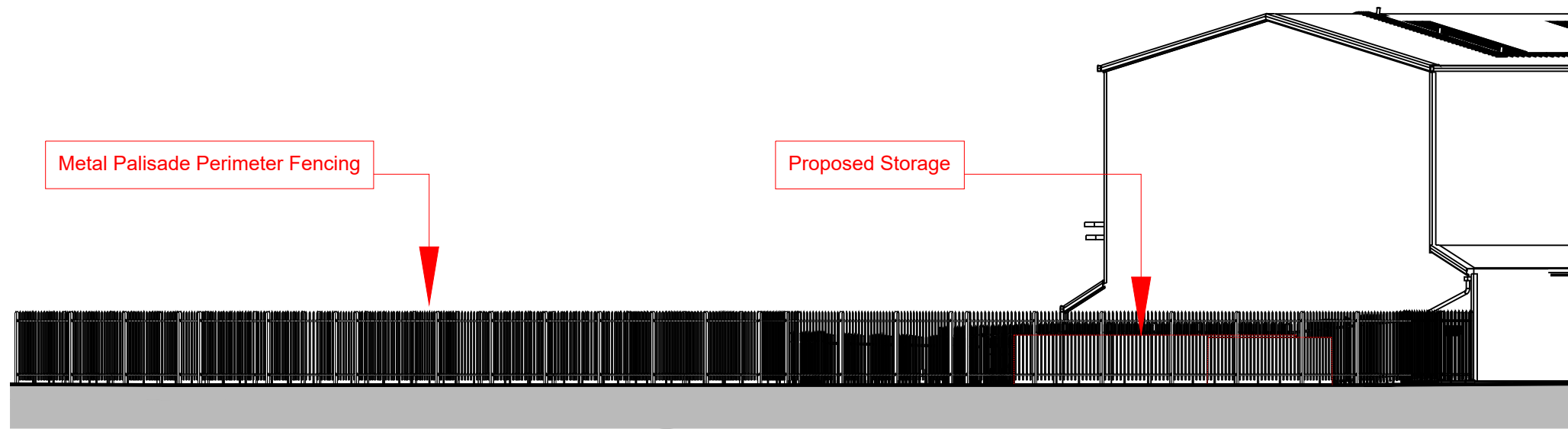
Section B-B



Metal Palisade Perimeter Fencing

Section C-C

**2023/00033/FUL**



Metal Palisade Perimeter Fencing

Proposed Storage

Section D-D

Rev.	Status	Date	TS	Check	Description
P01	S0	15.12.22	TS	FIRST ISSUE	

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Project  
BARRY - BIOMASS  
WOODHAM RD BARRY, CF63 4JE  
BARRY BIOMASS UK No.2 LTD

Title  
Site Elevations

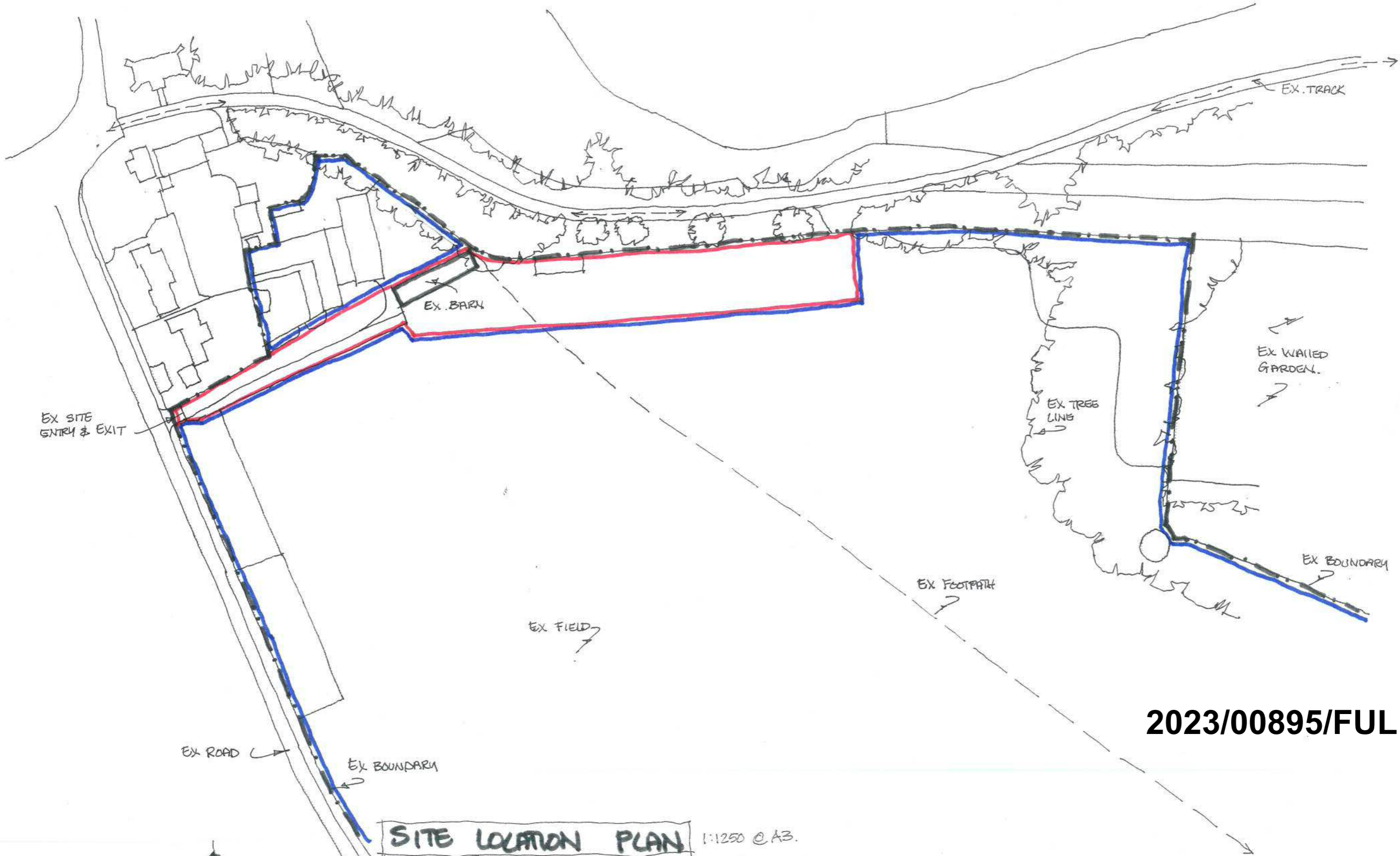
Job No	Scale at A3	Classification	Status	Rev.	Ext.	Int.
4712	1:200		S0	P01		

Project Code - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number  
**BRBM-HMA-ZZ-ZZ-DR-A-P301**

ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice  
Please consider the environment before printing this document  
Refer to dimensions where provided - do not scale from this drawing

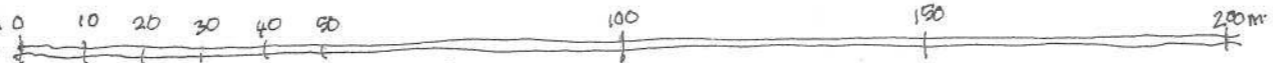


EX 01



2023/00895/FUL

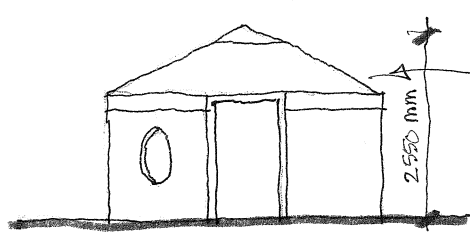
SITE LOCATION PLAN 1:1250 @ A3.



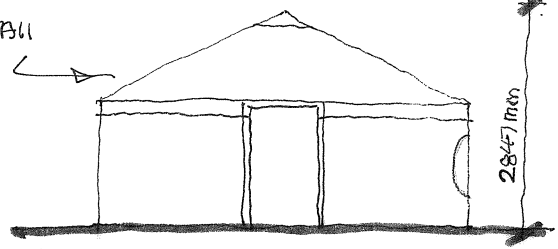
GREAT HOUSE FARM PENLLYN, COWBRIDGE CF71 7RQ.

DESIGNCELL ARCHITECTURE LTD





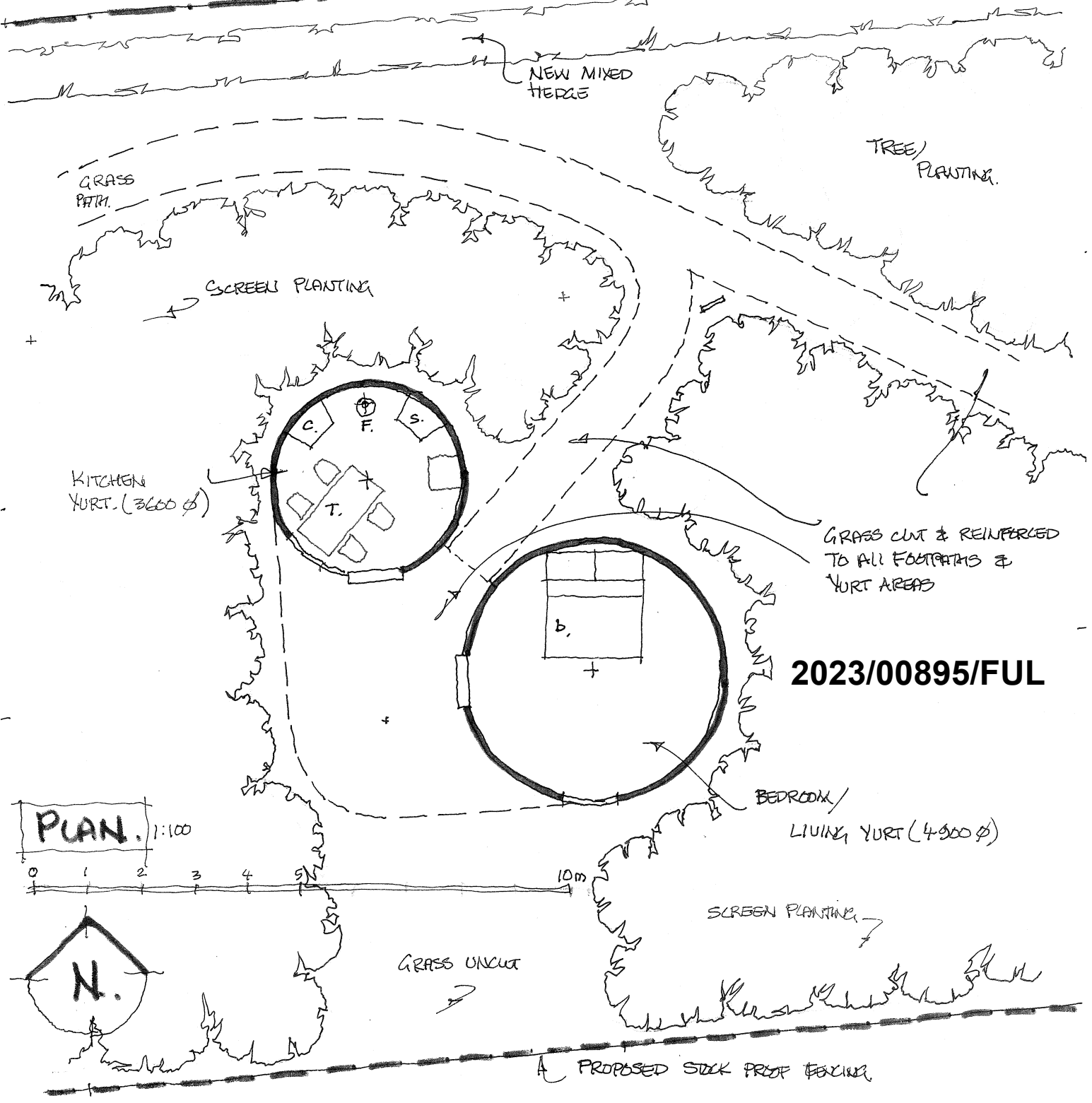
CIRCULAR STRUCTURE ALL ELEVATIONS SIMILAR.



FRONT ELEVATION KITCHEN. 3600 mm  $\phi$  (12ft)

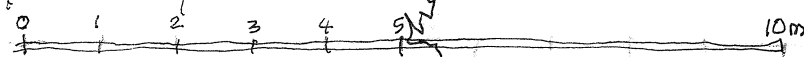
EX METAL FENCING

FRONT ELEVATION BED/LIVING. 4900mm  $\phi$  (16ft)

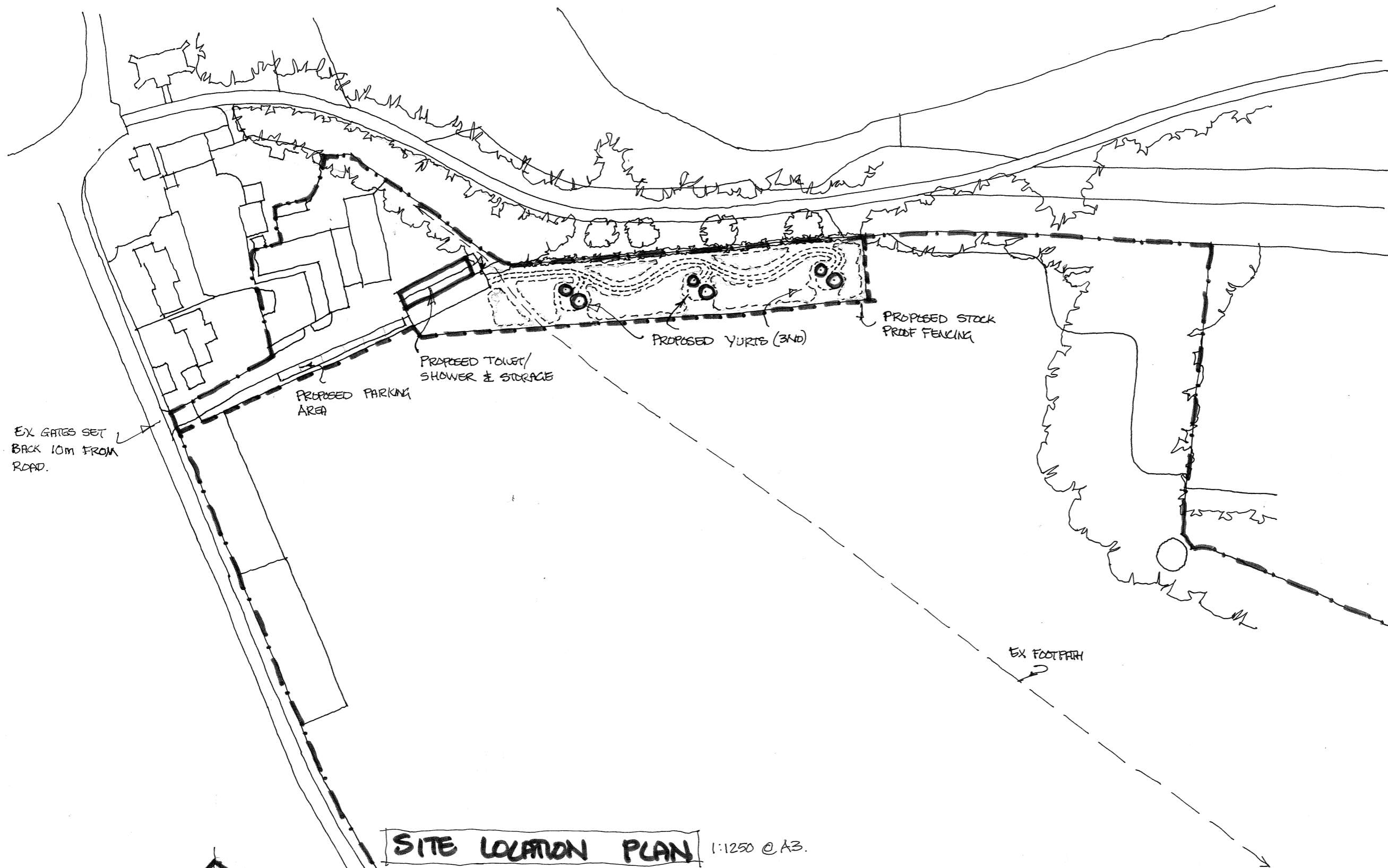


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PLAN. 1:100







EX GATES SET  
BACK 10m FROM  
ROAD.

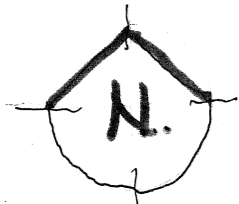
PROPOSED PARKING  
AREA

PROPOSED TOILET/  
SHOWER & STORAGE

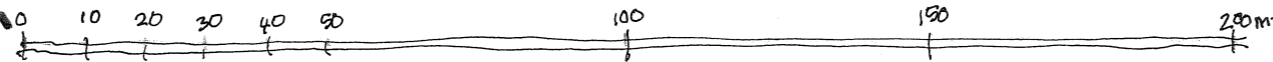
PROPOSED YURTS (3ND)

PROPOSED STOCK  
PROOF FENCING

EX FOOTPATH



SITE LOCATION PLAN 1:1250 @ A3.



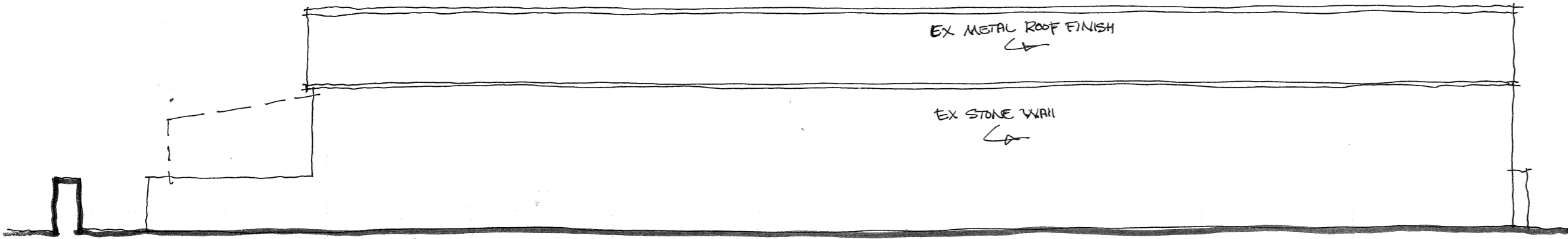
2023/00895/FUL

GREAT HOUSE FARM PENLLYN, COWBRIDGE CFT1 TRQ.

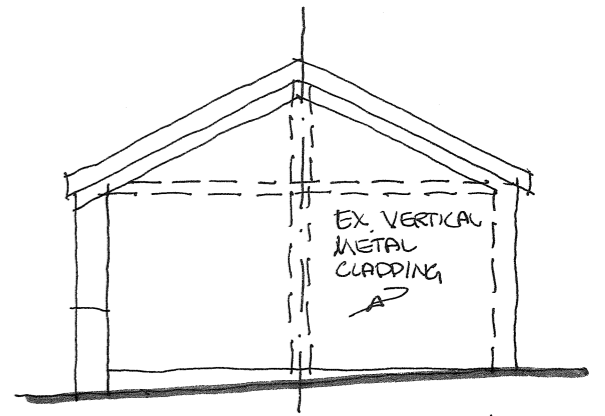
DESIGNELL ARCHITECTURE LTD



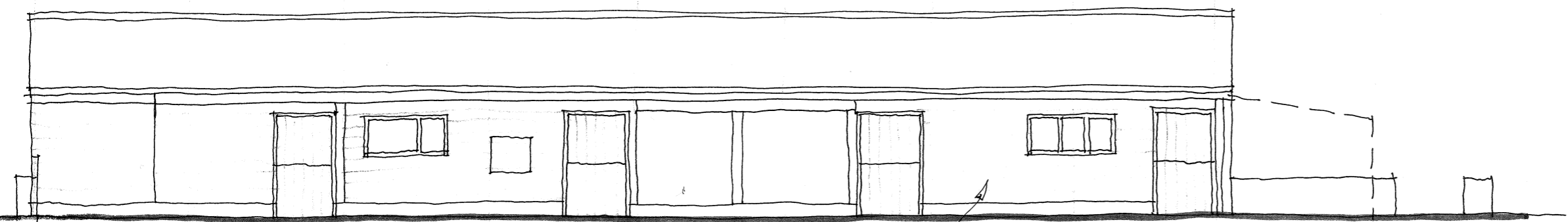
EX 02



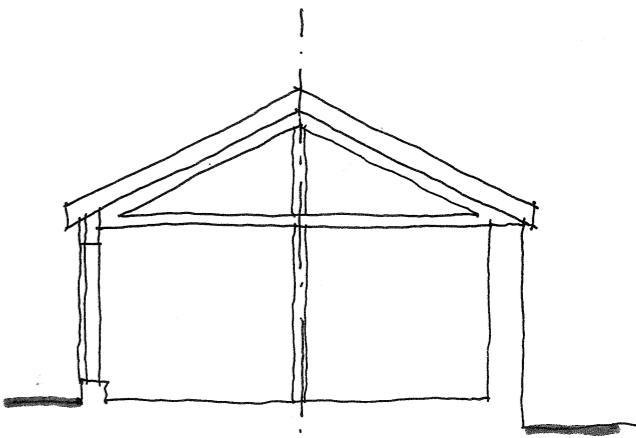
NORTH ELEVATION



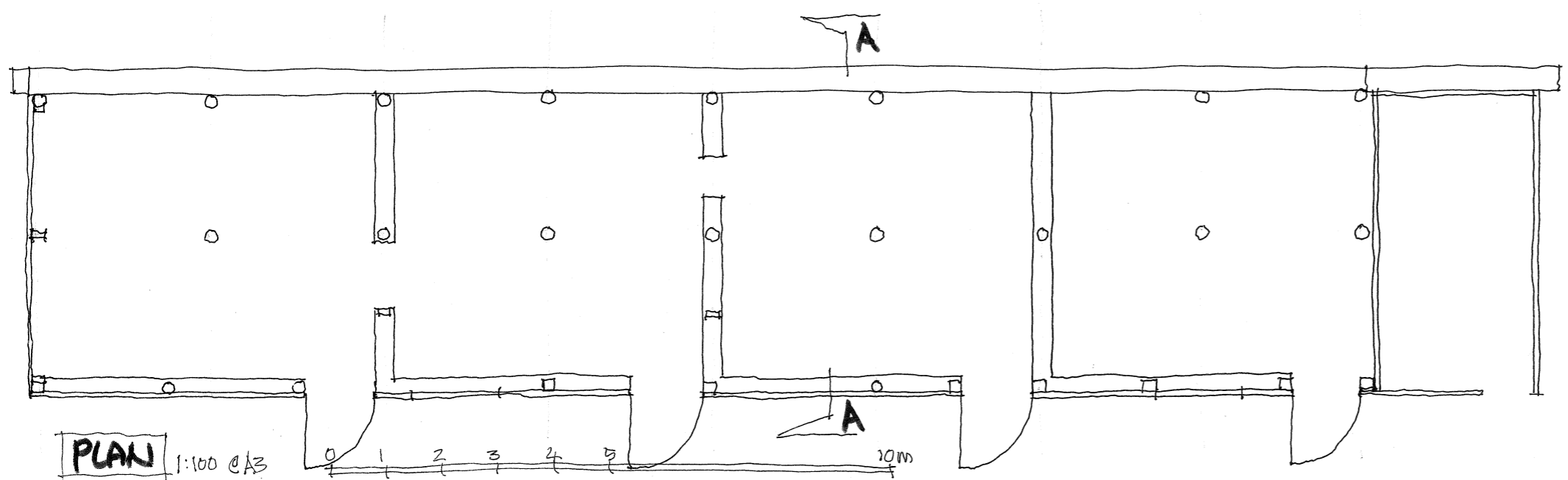
WEST ELEVATION



SOUTH ELEVATION



SECTION A-A



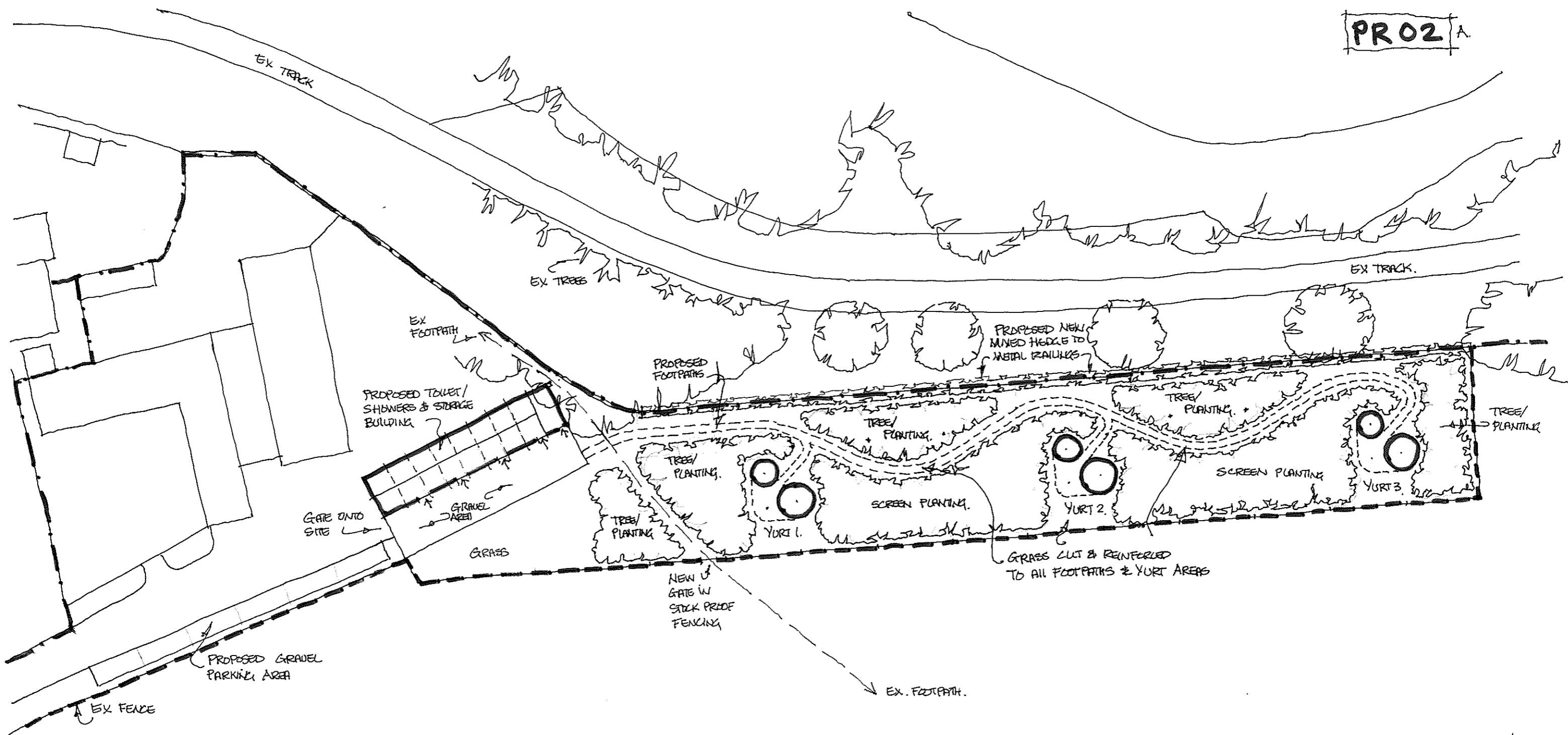
PLAN 1:100 @ A3

2023/00895/FUL

GREAT HOUSE FARM PENLLYN, COWBRIDGE CF71 7RQ

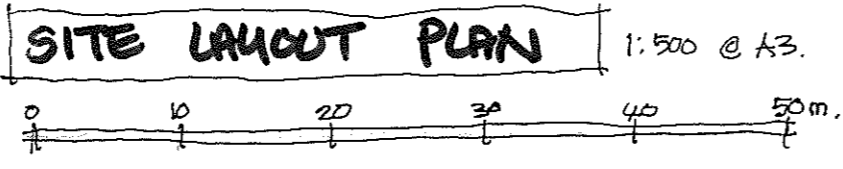
DESIGNER1 ARCHITECTURE LTD





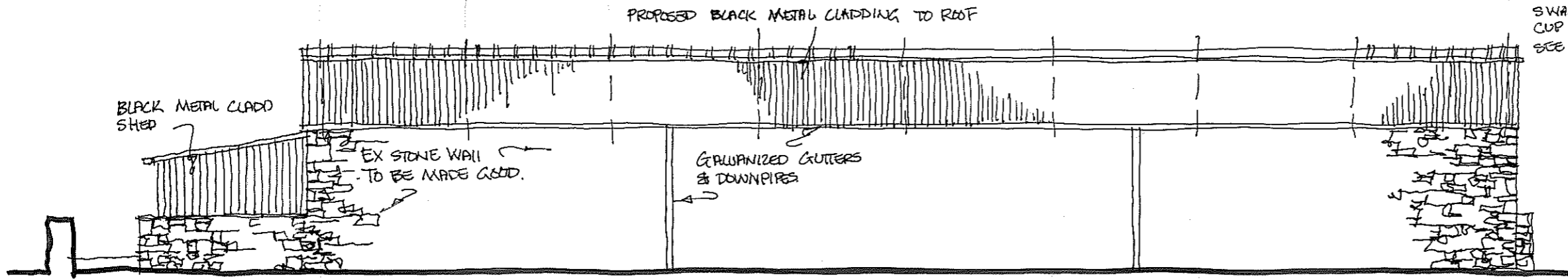
NOTE:-

- 3ND SCHWEALER BAT BOXES TO BE LOCATED IN ADJACENT TREES. FINAL POSITION TO BE AGREED.
- A REPTILE HIBERNACULAR TO BE CREATED WITHIN THE GROUNDS OF THE DEVELOPMENT. POSITION TO BE AGREED.
- AREAS OF NEW WILDFLOWER MEADOWS TO BE AGREED.

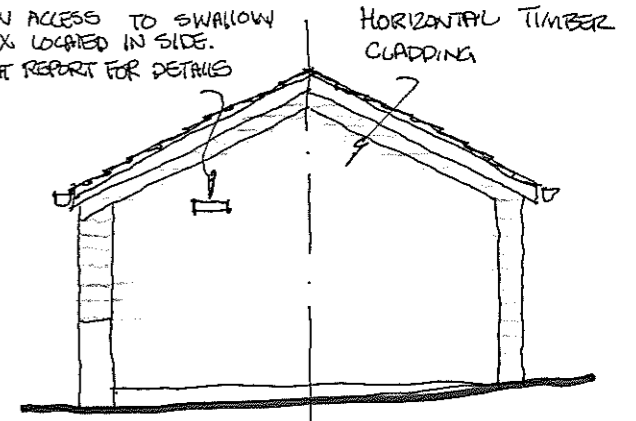


2023/00895/FUL

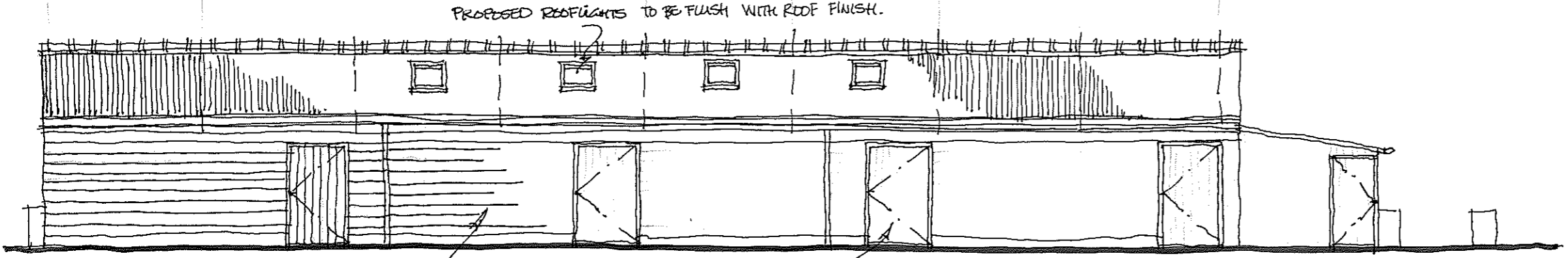




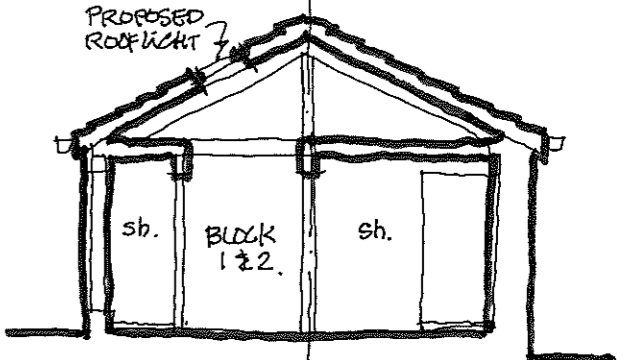
NORTH ELEVATION.



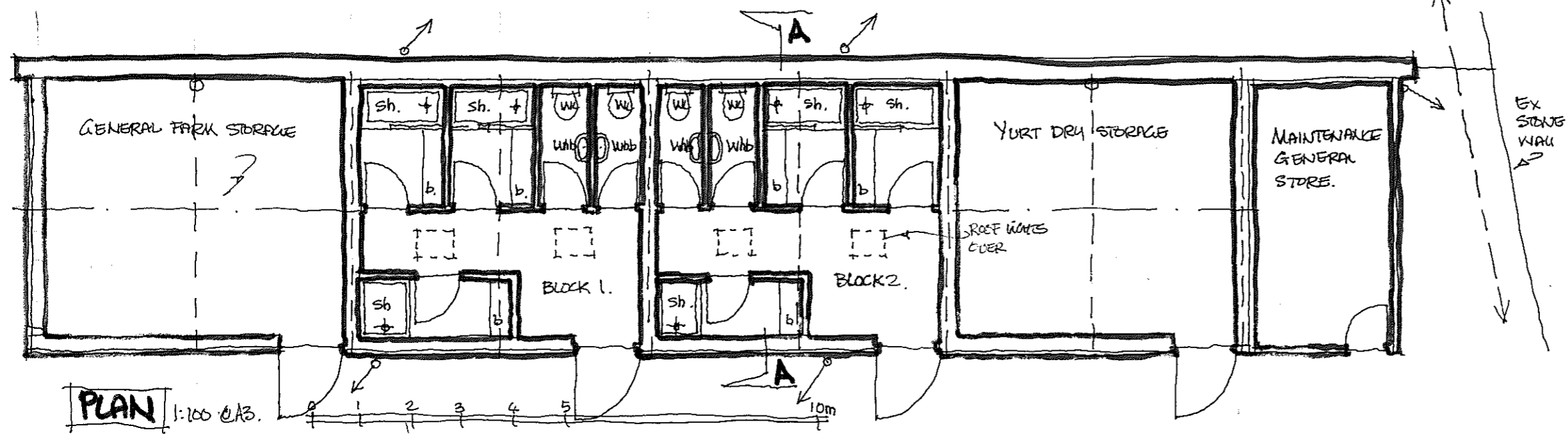
WEST ELEVATION



SOUTH ELEVATION.



SECTION A-A



PLAN 1:100 @A3.

2023/00895/FUL