

# Introducing **Turley Wales**



**Turley**

# Who we are

Trusted independent advisors with restless ambition to shape a more sustainable future.

We work collaboratively with our clients to deliver places and communities that thrive.





# Our offer

Built on over 40 years of planning consultancy experience, we offer expert advisory services across the built environment and beyond.

We deploy our services individually or collectively to meet your needs in the most effective way.

Our restless ambition drives us to innovate. The scope of our offer has expanded as the market has evolved. In recent years we have developed corporate affairs and ESG advisory services.

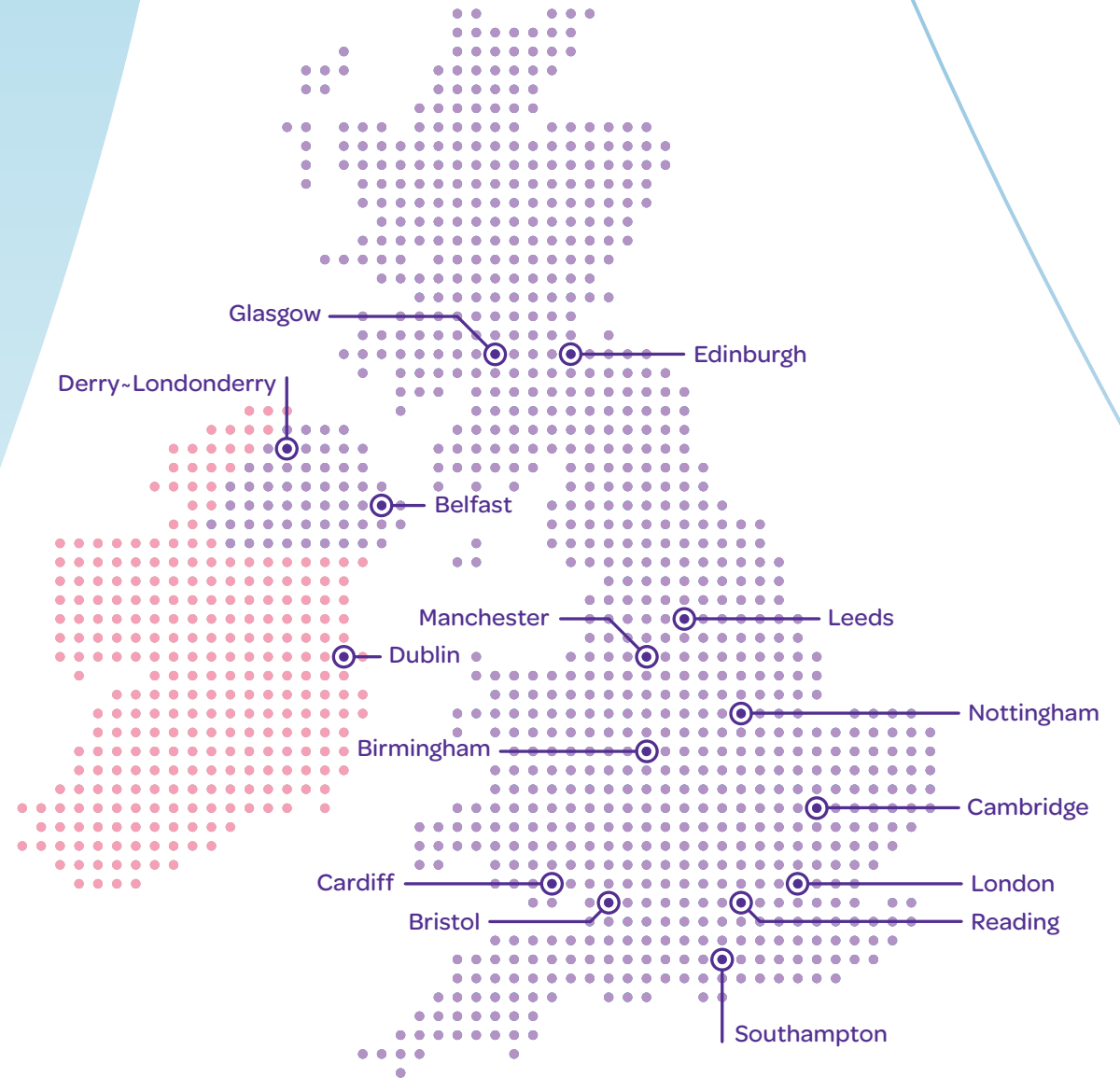


# Locations

We are rooted in the places we work through social and business connections.

Our people invest in positive relationships with local authorities, businesses, communities and co-professionals across the UK and Ireland.

We bring local knowledge and networks.



# Our services

We offer expert advisory services for the built environment and beyond.

Combining professional expertise with in-depth market knowledge we work with clients to deliver thriving places and communities across all sectors.

We bring deep thinking; smart strategy; and expert delivery.





# Turley in Wales

Our Cardiff office opened in 2010. Built on the successful delivery of the St David's 2 Shopping Centre, our team has delivered a great variety of small, medium and major projects in Wales and England.

We have a strong track record gained through an excellent understanding of the evolving Welsh planning system and valued relationships with our clients.

Turley has invested in the Cardiff market and our team to ensure it is well positioned to meet the growing need to advise on development projects across the principality. Led by Owen Francis and Huw Jones, our experienced team works across a broad range of sectors.

The office has the ability to do business in Welsh and English.





We are particularly proud of our excellent and loyal working relationships with clients.

Our clients include:

**Port of Milford Haven**

**Barola Properties**

**Queensberry Real Estate Ltd**

**Land Securities**

**Hammerson**

**The Crown Estate**

**Aldi Stores Ltd**

**Box Property Services**

**Bloor Homes**

**TATA Steel UK**

**Richborough Estates**

**Taylor Wimpey**

**Bristol Water**

**Ashfield Land**

**Renishaw Ltd**

**Newport City Homes**

**Candleston Homes**

**Whitbread**

**Pobl**

**Linc**

**Wales and West**

**Midlands Air Ambulance**

**Vastint**

**Blue Gem Wind**

**United Welsh**

**Ventura Properties**

**Create Real Estate**

**Moda Living**

**Packaged Living**

**LanzaTech UK Ltd**

**South Wales Industrial Cluster**

**Sacyr**

**William Hare Ltd**



# Meet the team



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# Project examples

## The Embankment, Cardiff

Regenerating a major brownfield site within the city centre to provide new homes, business space and retail and leisure uses

### CLIENT

Vastint UK

### LPA

Cardiff Council

### STATUS

Approval

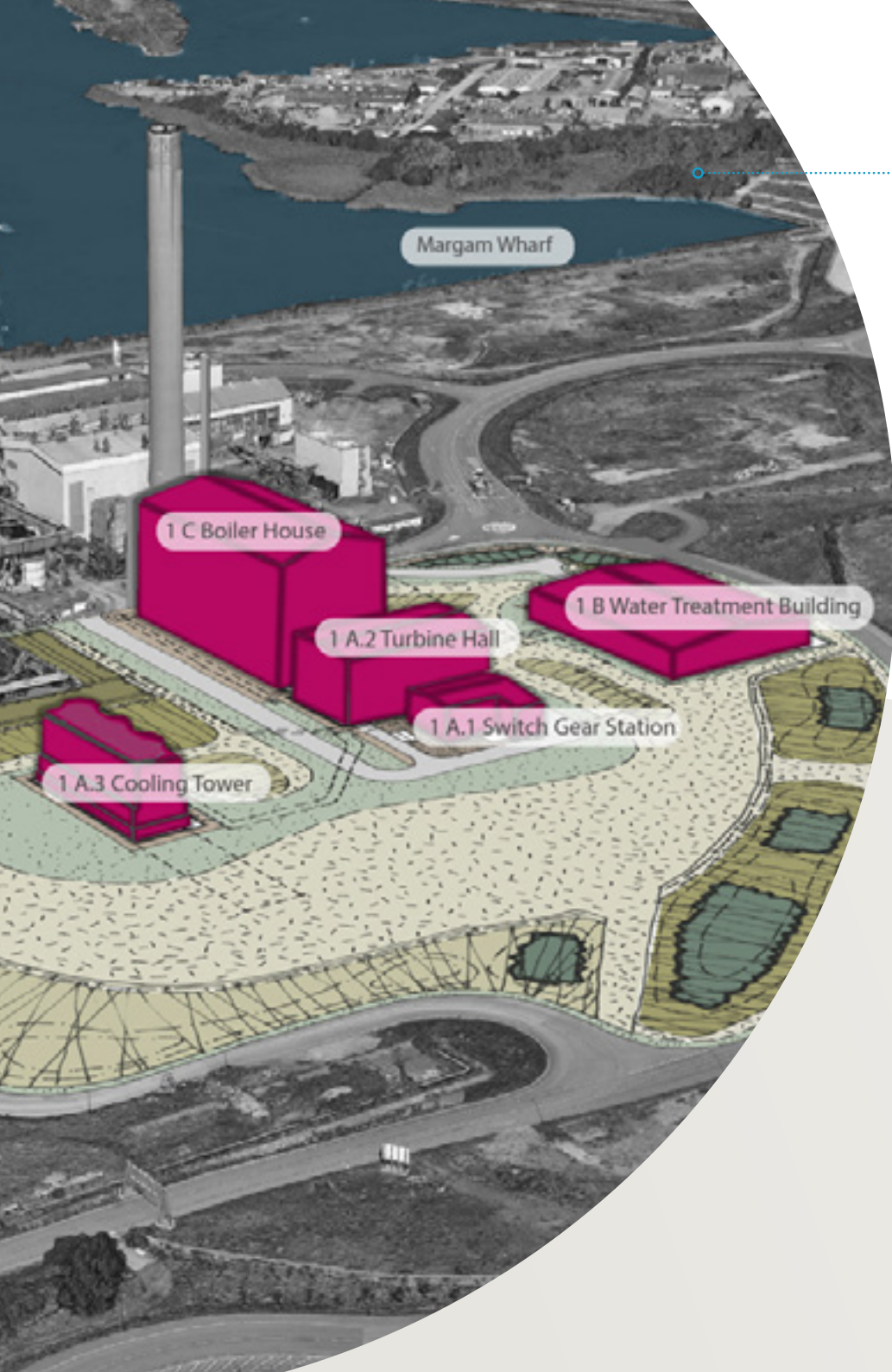
### SERVICES

Planning, EIA, Sustainability and ESG, Strategic Communications

Strategic planning advice guiding the emerging proposals for the major regeneration of land between Cardiff City Centre and Cardiff Bay. The emerging proposals envisage the delivery of more than 2,000 new homes, significant business space and ancillary retail and leisure uses. The project will regenerate 16 ha of underutilised and ageing employment land to create a vibrant and highly sustainable new neighbourhood within the city. An outline planning application was submitted in spring 2021.

We secured a recommendation for approval from Cardiff Council's Planning Committee in November 2023.





## Energy Generation Plant, Tata Steel, Port Talbot

### Implementing infrastructure of national significance

#### CLIENT

Tata Steel Ltd

#### LPA

Neath Port Talbot County Borough Council

#### STATUS

Staged implementation of a Development Consent Order (30 Dec 2015), being a gas fuelled electricity generating station with a nominal gross electrical capacity of up to 150 megawatts

#### SERVICES

Planning, Design

We were instructed to discharge the requirements associated with the Port Talbot Steelworks Generating Station Order in February 2018, following development consent being granted in 2015. This work was required to ensure a lawful start on site in a very short timescale.

Provided Planning, Design and Landscape services from a number of our offices. Work included extensive discussions regarding implementation, timescales, design and layout. Our input was vital in balancing the competing needs of the development's function and aesthetic appearance.

The successful implementation of a Nationally Significant Infrastructure Project at the Steelworks will deliver environmental, social and economic benefits at the site and in the wider region.

## Tata Steel UK Portfolio

### Asset management, portfolio assessment and regeneration

#### CLIENT

Tata Steel UK

#### LPA

Various

#### STATUS

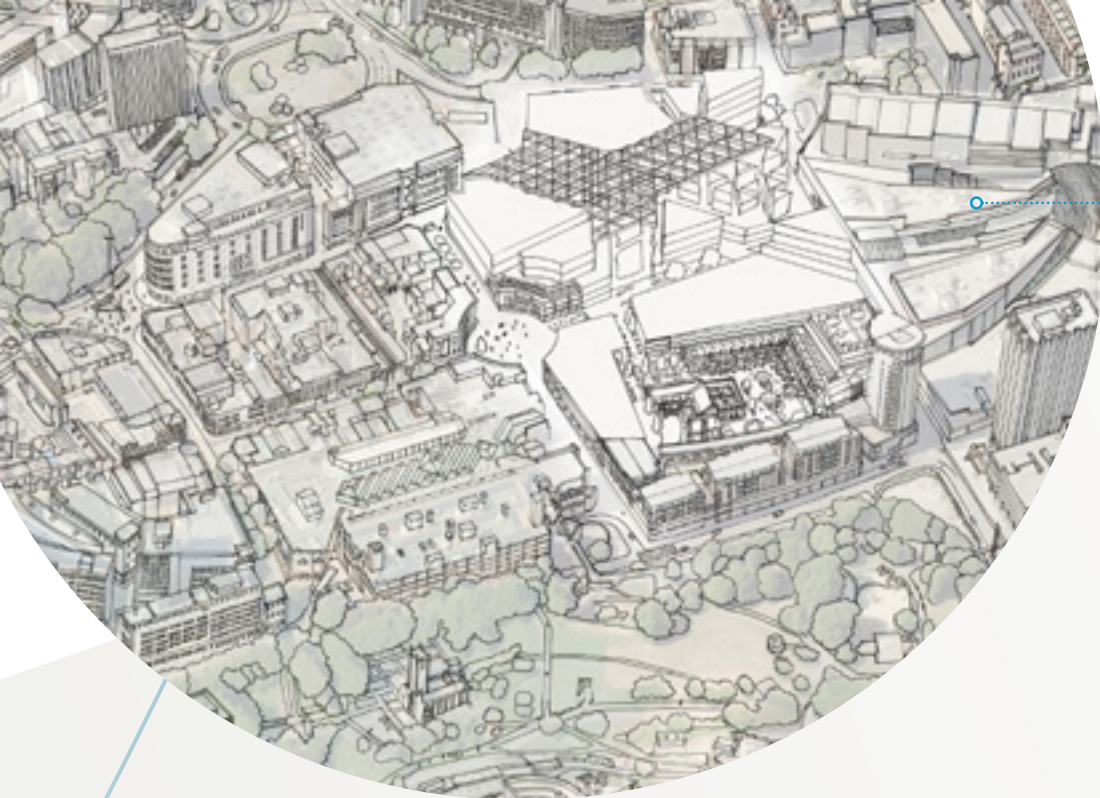
Ongoing

#### SERVICES

Planning, Design, Landscape and Visual Impact Assessment, EIA

Our Cardiff team is retained by Tata Steel UK on planning and regeneration services across its UK land holding. We provide strategic planning and consenting advice to Tata's UK Property and Environment teams in assessing development potential across its extensive property portfolio.





## Callowhill Court

### The next step in the regeneration of Bristol City Centre

#### CLIENT

Bristol Alliance Limited  
Partnership

#### LPA

Bristol City Council

#### STATUS

Secured outline planning permission in July 2018 for up to 1.1m sq ft of retail, leisure and hospitality floorspace and up to 150 residential units

#### SERVICES

Planning, Heritage and Townscape, Sustainability and ESG, Economics, EIA

We worked closely with Bristol City Council and key stakeholders to bring forward the comprehensive regeneration of Broadmead. As well as leading on Planning, we also provided expert Economics, Heritage and Townscape, Retail Assessment and Environmental Impact Assessment (EIA) inputs. The redevelopment is anticipated to create up to 3,500 jobs and contribute approximately £160 million GVA to the wider regional economy, of which £80 million would be expected to be generated within the Bristol economy once fully operational.

## St David's 2

### Ongoing planning support for major Cardiff mixed-use scheme

#### CLIENT

St David's Partnership (Land Sec and Intu)

#### LPA

Cardiff Council

#### STATUS

Planning permission granted

#### SERVICES

Planning

Turley co-ordinated, submitted and negotiated the original outline planning application for the centre and subsequent reserved matters approvals. We also secured the discharge of conditions relating to each permission. We organised and led regular design team meetings with the client, design team and council through to completion; and provided support during the Compulsory Purchase Order process. Our role helped to secure the necessary planning permissions to deliver the new centre (which included over 300 apartments) and to ensure all planning conditions were discharged. We continue to advise the Partnership in relation to the ongoing asset management of the centre.







## Custom House, Cardiff

### Redevelopment of a derelict grade II listed building to provide a 20 storey Premier Inn Hotel

#### CLIENT

Barola Properties

#### LPA

Cardiff Council

#### STATUS

Planning permission and listed building consent granted for a 248 bed hotel and ancillary commercial space (Use Class A3) at ground floor level

#### SERVICES

Planning, Economics, Heritage and Townscape, Strategic Communications

Turley provided strategic Planning services from the outset, including leading on negotiations with the Local Planning Authority. We also provided specialist Heritage & Townscape and Strategic Communications services, resulting in unanimous support for this marquee development within Cardiff City Centre. We continue to advise the developer on the delivery of this complex and high profile development.

## Temple Laugherne, West of Worcester

### Delivery of strategic urban extension

#### CLIENT

Bloor Homes Western PLC

#### LPA

Malvern Hills District Council

#### STATUS

Ongoing reserved matters applications

#### SERVICES

Planning

We are working closely with the planning, engineering and land teams at Bloor Homes to deliver the phased implementation of the residential led urban extension to the west of Worcester. We are providing expert planning and environmental impact assessment services to the Bloor team. The development is providing 1,500 new homes, a new primary distributor road, a sports park and associated strategic green infrastructure provision.





## The Crown Estate, Worcester

### City centre regeneration and asset management

#### CLIENT

The Crown Estate

#### LPA

Worcester City Council

#### STATUS

Planning permission achieved for regeneration of Angel Place. Ongoing consultation and advice on client interests

#### SERVICES

Planning

We are the retained planning consultant for The Crown Estate in relation to their interests at Crowngate Shopping Centre in Worcester City Centre. We are advising on all development matters, including the phased improvement of the shopping centre, evolving the customer offer and altering the mix of uses. We are the lead consultant in managing ongoing consultation with the council and co-ordinating development activity in the project team.

## Milford Waterfront, Milford Haven

### Mixed-use regeneration of Wales' largest fishing port

#### CLIENT

Port of Milford Haven

#### LPA

Pembrokeshire County Council

#### STATUS

Outline planning permission secured in November 2019 for the redevelopment of Milford Waterfront

#### SERVICES

Planning, Sustainability and ESG, Heritage and Townscape, Economics, Strategic Communications

Milford Haven is among the UK's largest ports and plays a vital role in the economy of Pembrokeshire, Wales and the UK. Turley has provided the Port of Milford Haven with a comprehensive Planning service for a number of years. We originally secured a resolution to grant outline planning permission for the comprehensive mixed-use development of Milford Waterfront in 2015. We have subsequently advised the Port on refreshing and repositioning the original scheme in order to be better attuned with the current market, focussing on high quality leisure provision, 26,266 sq m of mixed-use floorspace and the inclusion of up to 190 residential units. The updated scheme secured outline planning permission in November 2019. Subsequent reserved matters permissions have been granted and the first phase hotel development successfully delivered. Once delivered and complete, the scheme will represent a significant and ambitious addition to the South Wales economy, creating up to 611 new jobs.







## Pemberton, Llanelli

### Delivering residential development on an allocated site

#### CLIENT

TATA Steel

#### LPA

Carmarthenshire County Council

#### STATUS

Resolution to grant outline planning permission for up to 94 dwellings

#### SERVICES

Planning, Strategic Communications, Design

We co-ordinated and prepared an outline planning application for 94 homes on this allocated site adjacent to Parc y Scarlets. The scheme design was undertaken by our Design team, and our Strategic Communications team co-ordinated the statutory pre-application consultation process. Post submission, we led discussions with the council, monitored consultation responses and continued to co-ordinate the design team. Carmarthenshire County Council resolved to grant outline planning permission, subject to a Section 106 Agreement, in March 2019.

## 21-27 City Road, Cardiff

### Delivering purpose-built student accommodation in Cardiff

#### CLIENT

Modra Investments Limited

#### LPA

Cardiff Council

#### STATUS

Planning permission granted for a 152 bed student accommodation scheme

#### SERVICES

Planning, Strategic Communications

We successfully secured full planning permission for purpose built student accommodation in Cardiff on behalf of Modra Investments Limited. The scheme provides 152 student beds, together with a large communal recreation area. We provided planning advice to the client and design team from project conception through to determination of the application. We led the co-ordination, preparation and submission of the planning application, facilitated ongoing dialogue with the Local Planning Authority and negotiated the Section 106 obligations. We were also responsible for the discharge of the relevant planning conditions in a timely manner to ensure that development could commence in time for occupation for the academic year.





## Project Dragon, Phoenix Wharf

### Planning, project management and Environmental Impact Assessment for a new alcohol to jet fuel production facility

#### CLIENT

LanzaTech UK Ltd

#### LPA

Neath Port Talbot County Borough Council

#### STATUS

Ongoing

#### SERVICES

Planning, Strategic Communications, EIA, Landscape and Visual Impact Assessment, Economics, Sustainability and ESG

The team is working closely with officers at Neath Port Talbot County Borough Council and Natural Resources Wales. The Pre-Application Consultation (PAC) follows a period of early consultation on the plans which was held in May and June 2023. We are leading on Planning, Project Management and Environmental Impact Assessment for LanzaTech.

The facility, which would be located at Crown Wharf in Port Talbot, would produce about 100 million litres of sustainable aviation fuel per year, around 10% of the sustainable aviation fuel that the UK plans to use by 2030. Sustainable aviation fuel reduces the production of greenhouse gases by more than 70%. This is expected to create over 150 full-time jobs, including 85 jobs on-site alongside further employment in the supply chain.

The c.£350 million project is being delivered in conjunction with the South Wales Industrial Cluster.

The project will deliver a strategic investment in a new alcohol-to-jet fuel production facility in Port Talbot.

A planning application was submitted in November 2023.

## Monmouth Road, Raglan

### Greenfield residential development in Monmouthshire

#### CLIENT

Richborough Estates

#### LPA

Monmouthshire County Council

#### STATUS

Ongoing development plan promotion

#### SERVICES

Planning, Strategic Communications, Economics, Sustainability and ESG

Turley is lead consultant for Richborough Estates in relation to their first residential scheme in Wales. The scheme proposes up to 111 new homes, together with public open space and green infrastructure. We co-ordinated the design team and led the pre-application discussions with Monmouthshire County Council. Our Strategic Communications team led the bespoke public consultation strategy and the statutory Pre-application Consultation process. Monmouthshire County Council resolved to grant outline planning permission in November 2018. The application was, however, called in for determination by the Welsh Government. The scheme is now being promoted through the Replacement LDP process.







## Former Chubb Factory, Ferndale

### Redevelopment of a derelict factory site for residential-led mixed-use development

#### CLIENT

Garrison Barclay Estates Ltd

#### LPA

Rhondda Cynon Taf County Borough Council

#### STATUS

Resolution to grant outline planning permission

#### SERVICES

Planning, Economics

We were appointed to advise the client following the refusal of a previous application for the redevelopment of the former Chubb Factory site. Our Planning and Economics services provided strategic advice regarding the preparation of a revised development proposal, to overcome the previous reason for refusal and the site's employment allocation.

We led pre-application discussions with the Local Planning Authority and key stakeholders to overcome issues surrounding the site. The revised scheme proposed a greater quantum of residential development, complemented by high quality employment units to satisfy local policy requirements. It also included an appropriate element of retail floorspace and a doctor's surgery. The revised application was unanimously approved, in line with officer recommendation.

## Strategic land search and options assessments

### Evaluating likely strategic growth directions and site finding

#### CLIENT

Multiple residential clients

#### LPA

Multiple

#### STATUS

Ongoing

#### SERVICES

Planning, Design, Geographic Information System (GIS)

We are working closely with the planning, engineering and land teams at Bloor Homes to deliver the phased implementation of the residential led urban extension to the west of Worcester. We are providing expert planning and environmental impact assessment services to the Bloor team. The development is providing 1,500 new homes, a new primary distributor road, a sports park and associated strategic green infrastructure provision.

## Sanatorium Road, Canton, Cardiff

A major phased residential development providing up to 150 affordable dwellings

### CLIENT

Ty Mill Developments Ltd and United Welsh Housing Association

### LPA

Cardiff Council

### STATUS

Planning application submitted

### SERVICES

Planning, Strategic Communications

Our Cardiff team has secured two separate planning permissions for Ty Mill Developments and United Welsh Housing Association in bringing forward major residential development across two adjoining brownfield sites in Cardiff. The major developments will extend the delivery of substantial brownfield regeneration in this area of Canton. The development(s) will provide high quality specialist over 55 accommodation and a series of 1-, 2- and 3-bedroom affordable apartments and town houses. Turley has advised the developer and subsequently worked with the development team at United Welsh to secure these important planning permissions in a timely manner.

## Swansea and Neath Port Talbot RLDP's Housing and Economic Strategy

Economic and Housing Growth Assessment for Swansea and Neath Port Talbot and Local Housing Market Assessment

### CLIENT

City and County of Swansea Council and Neath Port Talbot County Borough Council

### LPA

City and County of Swansea Council and Neath Port Talbot County Borough Council

### STATUS

Ongoing

### SERVICES

Economics

Turley is commissioned to provide an evidential justification for the amount of housing and employment land needed to be provided for through each of the Council RLDPs. The work is being undertaken to demonstrate compliance with National planning guidance. Turley is leading on building a range of economic and population growth scenarios that consider underlying baseline employment forecasts and planned investment. Our team is providing recommendations as to a preferred economic and population scenario, and the amount of land required to facilitate growth over the plan period.







## Strategic Land Promotion

### Promoting land for new developments

#### CLIENT

Various

#### LPA

Multiple

#### STATUS

Ongoing

#### SERVICES

Planning, Design, Landscape  
and Visual Impact Assessment

We are working with a range of residential, commercial and industrial clients to promote land for new development through the development plan preparation process. The team leads the preparation of comprehensive and detailed assessments to support Candidate Site submissions. We are experienced in successfully promoting sites through the process and securing positive development plan policy allocations for our clients.

## St Mary's Garden Village, Ross-on-Wye

### Planning application for Phase 4a of St Mary's Garden Village

#### CLIENT

Taylor Wimpey PLC

#### LPA

Herefordshire Council

#### STATUS

Ongoing

#### SERVICES

Planning

Our Cardiff team is leading the planning input on the detailed design of the final phase of St Mary's Garden Village in Ross-on-Wye. This includes working with the engineering and design consultants supporting Taylor Wimpey. We are working closely with officers at Herefordshire Council to continue the design led nature of the strategic development evident in the earlier phases of this project.

## Project Erebus

### A new offshore wind farm in Pembrokeshire

#### CLIENT

Blue Gem Wind

#### LPA

Pembrokeshire Coast National Park and Pembrokeshire County Council (off-shore elements under the jurisdiction of Natural Resources Wales)

#### STATUS

S.36 consent granted

#### SERVICES

Planning

We have provided strategic planning and consenting advice to BlueGem Wind (a JV between Simply Blue Energy and Total) in relation to its 96MW Erebus demonstration project off the Pembrokeshire coast. Erebus will be the first floating wind farm in the Celtic Sea and, when complete in 2027, will be one of the largest floating wind farms in Europe.

We are also providing (P&C) consenting advice in relation to a number of significant FLOW projects in the Celtic Sea.

## Emlyn Walk and Bridge Street

### Mixed-use city centre regeneration and affordable housing

#### CLIENT

Newport City Homes

#### LPA

Newport City Council

#### STATUS

Ongoing

#### SERVICES

Planning

The team is supporting Newport City Homes in its planned regeneration of two major strategic city centre sites in Newport. The development proposals follow our earlier strategic site assessments and input into the Development Strategy for Newport City Homes. We are working closely with the planning, housing, environmental health and conservation teams at Newport City Council.







## Buchan and Whitbread Site, Rhymney

Planning application for new affordable housing and specialist childcare provision.

### CLIENT

Linc Cymru

### LPA

Caerphilly County Borough Council

### STATUS

Ongoing

### SERVICES

Planning

Turley is working closely with Linc Cymru to bring forward a mixed residential development on an under-utilised brownfield site situated between Rhymney Town Centre and Train Station. The proposed development will deliver a new residential care facility for children alongside high quality and accessible new affordable homes.

## Velindre Cancer Centre, Cardiff

New specialist cancer centre development in south east Wales

### CLIENT

Sacyr Infrastructure, Kajima Partnerships and Aberdeen Standard

### LPA

Cardiff Council

### STATUS

Ongoing

### SERVICES

Planning, EIA, Strategic Communications, Heritage, Townscape and Landscape

Our Cardiff team is providing expert Planning services for a new world-class cancer treatment centre. Velindre University NHS Trust appointed the Acorn consortium to design, build and maintain the centre, following the approval of the outline business case by the Welsh Government in March 2021. The new centre will provide specialist treatment alongside facilities for research and development. The team is providing strategic planning advice and preparing the detailed application(s) to deliver the project to budget and timeline.





## Miskin, South Wales

### New high-tech engineering facility in South Wales

#### CLIENT

Renishaw Ltd

#### LPA

The Vale of Glamorgan

#### STATUS

Ongoing

#### SERVICES

Planning, EIA

Our Cardiff team has secured reserved matters approval for phase 1 of the extension of the regionally significant strategic employment facility. The team is currently renewing the outline planning permission for the major development. We are also promoting the site in the emerging Local Development Plan Review to retain its status as a strategic employment allocation.



## Trade Street Gardens, Cardiff

### Brownfield redevelopment to deliver new Build to Rent homes with ancillary amenity and commercial space

#### CLIENT

Packaged Living

#### LPA

Cardiff Council

#### STATUS

Resolution to grant planning permission

#### SERVICES

Planning, EIA, Strategic Communications

Turley has advised Packaged Living from acquisition of the site through to submission of a full planning application. We have led the pre-application process with Cardiff Council and co-ordinated the project team in the preparation of a full planning application for 245 new Build-to-Rent homes, alongside amenity space and ground floor commercial space. Cardiff Council has now resolved to grant planning permission, subject to completion of a Section 106 Agreement.

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