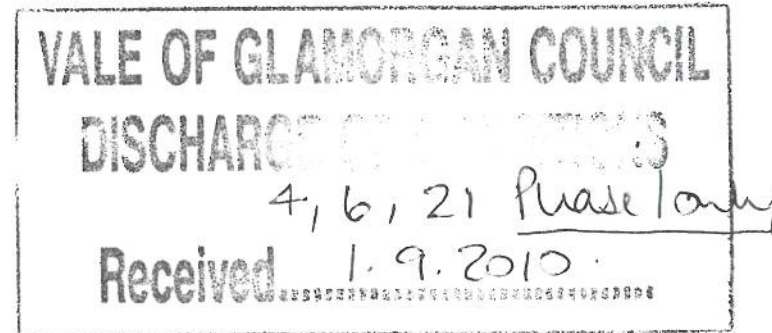


JRT.JSG.BRS.2142

27 August 2010

Head of Planning & Transportation
The Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT



For the attention of Mrs J M Crofts

Dear Sir/Madam

Town and Country Planning Act 1990
Penarth Heights, off Harbour View Road, Penarth (App. No. 2007/00295/FUL)
Dischargetment of Conditions 4, 6 and 21

I refer to the above, and duly submit the necessary information to discharge the following Conditions on the planning permission:-

- Condition 4 - Details of drainage and surface treatment
- Condition 6 - Details of retaining walls
- Condition 21 - Gas protection to residential units.

Details pursuant to the dischargetment of these Conditions are outlined below and are submitted in relation the Phase 1a and 1b of the scheme as illustrated on the submitted Land Phasing Plan, a copy of which is enclosed with this letter:-

- Land Phasing Plan (Drg. No. BRS.2142_11-1a)

Condition 4

Condition 4 states:-

'Prior to the construction of any roads or paths on the site full details, including sections, details of drainage and materials for the surface finish and samples of such, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless the Local Planning Authority gives prior written consent to any variation.'

D.E.E.R
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ACTION BY: <i>arc</i>
NO: <i>P38</i>
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Gloucestershire, GL7 1RT

The drainage drawings (2 No. copies) (as revised to incorporate comments from Welsh Water) and which show the detailed construction (including alignment and longitudinal sections) of the roads/footpath (including the temporary haul road) and their drainage details are outlined below:-

- Longitudinal Sections Sheet 2 of 4 (Drg. No. 11845NZ/103/02 Rev D) ✓
- Longitudinal Sections Sheet 3 of 4 (Drg. No. 11845NZ/103/03 Rev E) ✓
- Longitudinal Sections Sheet 4 of 4 (Drg. No. 11845NZ/103/04 Rev E) ✓
- Engineering Layout Sheet 3 of 6 (Drg. No. 11845NZ/102/03 Rev C) ✓
- Engineering Layout Sheet 4 of 6 (Drg. No. 11845NZ/102/04 Rev C) ✓
- Engineering Layout Sheet 5 of 6 (Drg. No. 11845NZ/102/05 Rev C) ✓
- Engineering Layout Sheet 6 of 6 (Drg. No. 11845NZ/102/06 Rev C) ✓
- Section 104 Layout Sheet 2 of 2 (Drg. No. 11845NZ/114/02 Rev E) ✓

The drawings clearly specify the surface treatment for the roads and footpaths, as detailed on the drawings.

✓ The drawings are accompanied by 2 No. copies of Specification Details and a Schedule of Surface Materials, that set down in detail all surface materials to be used within the areas of public realm. The Schedule also identifies the materials to be used within front and rear garden areas. I should emphasise that samples of all these finishes will be submitted separately to discharge the requirements of Condition 9.

awaited

- ✓ • Schedule of Surface Materials for submission to VGC (Planning Condition #4)
- ✓ • Specification of Kerbs/Edgings/Channels/Paving Accessories (Q10 and Q24) (Infrastructure Works) (9 June 2008)

Condition 6

Condition 6 states:-

'Notwithstanding the submitted plans and prior to their construction on site full details, including cross sections, of all retaining walls and samples of the materials for their external finish, shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless the Local Planning Authority gives prior written consent to any variation.'

awaited.

The following drawings (2 No. copies) are duly attached and which show the general location and alignment of all retaining walls within Phases 1a and 1b, as well as more detailed drawings showing sectional details of the retaining walls:-

- Retaining Walls (Drg. No. 49310142/11845/PA/1362 Rev B)
- Typical Masonry Retaining Wall & Fencing Support Details (Drg. No. 49310142/11845/PA/1370 Rev C)
- Retaining Wall at St Joseph's Mews (Drg. No. 49310142/11845/PA/1360 Rev B)

Condition 21

Condition 21 states:-

'Details of the method of gas protection for residential units on the site as identified in the Geotechnical Remediation Statement submitted with the application shall be submitted to and approved in writing by the Local Planning Authority prior to their construction on site and the residential units shall thereafter be constructed with the gas mitigation measures as approved.'

Plans showing the construction details of all Units within Phase 1 in terms of the general construction arrangements to address gas protection from the ground are illustrated for the various house types within Phases 1a, 1b and Phase 3b.

The submitted drawings show the different constructional arrangements depending upon the ground floor junction with the ground level in respect of each house type.

The following drawings (2 No. copies) are duly submitted:-

- Detail of Ground Floor at Intersection with Timber Framed External Wall 333mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3601/01 B)
- Detail of Ground Floor at Intersection with Timber Framed External Wall 299mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3601/02 B)
- Detail of Ground Floor at Intersection with Traditional External Cavity Wall 293mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3601/03 B)
- Detail of Ground Floor at Intersection with Traditional External Cavity Wall 333mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3601/04 B)

- Detail of External Door Sill with Flush Threshold (Masonry External Wall 293mm Overall Width) (Phases 1a, 1b and 3b) (Drg. No. 11845/3602/01 B)
- Detail of External Door Sill with Flush Threshold (Masonry External Wall 293mm Overall Width) (Phases 1a, 1b and 3b) (Drg. No. 11845/3602/02 B)
- Detail of External Sill with Flush Threshold (Timber Frame External Wall 299mm Overall Width) (Phases 1a, 1b and 3b) (Drg. No. 11845/3602/03 B)
- Detail of External Door Sill with Flush Threshold (Timber Frame External Wall) 333mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3602/04 B)
- Detail of RC Wall for Split Level Units (RC Wall Overall Width 590mm) Sheet 1 of 3 (Phases 1a, 1b and 3b) (Drg. No. 11845/3602/01 C)
- Detail of RC Wall for Split Level Units (RC Wall Overall Width 590mm) Sheet 2 of 3 (Phases 1a, 1b and 3b) (Drg. No. 11845/3604/02 B)
- Detail RC Wall for Split Level Units (RC Wall Overall Width 590mm) Sheet 3 of 3 (Phases 1a, 1b and 3b) (Drg. No. 11845/3604/03 C)
- Detail of Stepped Garage Floor Slab at Intersection with Party Wall - 275mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3608/01 B)
- Ground Floor Slab at Intersection with Timber Frame Party Wall – 250mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3608/02 C)
- Ground Floor Slab at Intersection with Timber Frame Party Wall – 250mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3608/03 C)
- Ground Floor Slab at Intersection with Timber Frame Party Wall – 275mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3608/04 C)
- Lower Ground Floor Slab at Intersection with Masonry Party Wall – 275mm Overall Width (Phases 1a, 1b and 3b) (Drg. No. 11845/3608/05 C)

I trust that this usefully serves to summarise the information submitted in relation to dischargement of the above Conditions.

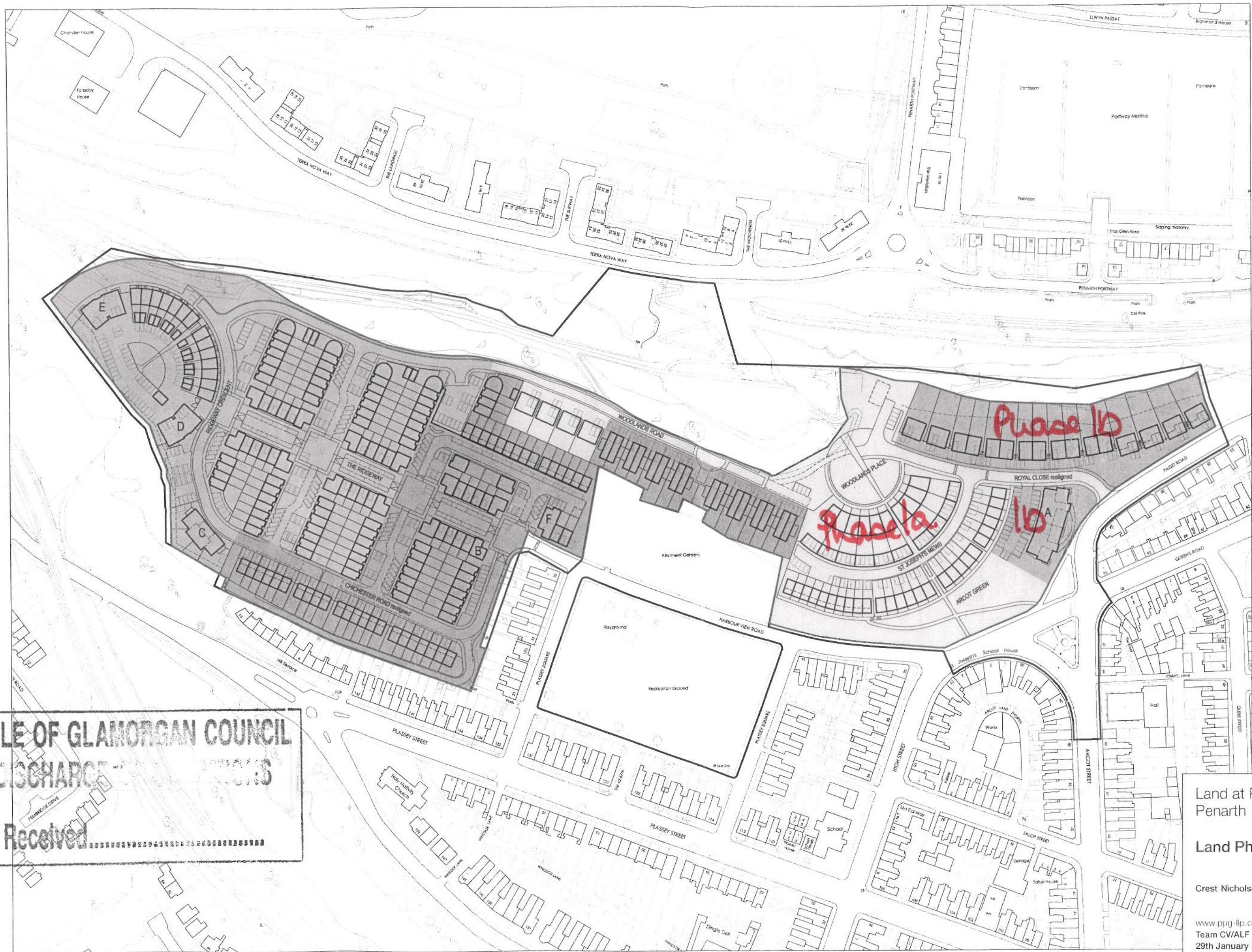
Yours faithfully

Bardine

[Signature]

Jim Tarzey
Director

Encs



- KEY**
- Phase 1a
 - Phase 1b
 - Phase 2a
 - Phase 2b
 - Phase 3a
 - Phase 3b

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AND ECONOMIC
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Concluded info.
rec'd. 11/9/10
re: Phases
1a + 1b ONLY

2008/00295/Fu

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Land at Penarth Heights,
Penarth

Land Phasing Plan

Crest Nicholson (South West) Ltd

www.ppg-llp.co.uk
Team CV/ALF
29th January 2010
1:2000 @A3

BRS.2142_11-1a

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