

CST/RMO/BRS.2142

19 November 2014

Mrs J. M. Crofts
Planning and Transportation Services
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Mrs Crofts

Town and Country Planning Act 1990
Penarth Heights, Harbour View Road, Penarth (App Ref: 2007/00295/FUL)
Submission to Discharge Conditions 4, 5, 8, 9, 10, 15 and 21 of Phase 3 of the approved scheme

On behalf of our client, Crest Nicholson, we are instructed to submit the attached information to discharge condition nos. 4, 5, 8, 9, 10, 15 and 21 of Phase 3 of the Penarth Heights development, Harbour View Road, Penarth.

A site location plan is attached for ease of reference.

Condition 4 – Drainage and Surface Treatment

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 for 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."

Please find attached the following drawings to discharge the condition;

- i. Phase 3 – Pavements and Footways Plan (Drg. No. 11845PA-PH3-3100-00 Rev T6);
- ii. Phase 3 – Kerb Layout (Drg. No. 11845PA-PH3-3120-00 Rev T3);
- iii. Phase 3 – Foul Water Drainage Layout (Drg. No. 11845PA-PH3-3200-00 Rev T8);
- iv. Phase 3 – Surface Water Drainage Layout (Drg. No. 11845PA-PH3-3210-00 Rev T6).

Condition 5 – External Lighting

Condition 5 states;

"Prior to their installation on site details of all means of external lighting for the site shall be submitted to and approved in writing by the Local Planning Authority and the approved means of lighting shall be fully implemented on site"

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prior to the first beneficial occupation of that part of the development which it serves unless the Local Planning Authority gives written consent to any variation."

Please find attached the following documents to discharge the condition:

- i. External Lighting with Bollards Plan (Drg. No. 5469d).

Condition 8 – Fencing, Wall, Railings and Balconies

Condition 8 states;

"Notwithstanding the submitted details full details, including sections to a scale of 1:1, 1:10, 1:20 of all fences, walls (other than required by condition 6 above), railings and balconies shall be submitted to and approved in writing by the Local Planning Authority prior to their erection, construction or placement on site and the approved means of enclosure shall be carried out prior to the first beneficial occupation of the development to which it relates unless the Local Planning Authority gives prior written consent to any variation."

Please find enclosed the following documentation to discharge the condition:

- i. Typical Balcony Details (Drg. No. 2096-11845 Phase 3 1812 Rev T1);
- ii. Phase 3 – Boundary Schedule (Drg. No. 11845PA-PH3-3000-00 Rev T4).

Condition 9 – Building Materials (Samples)

Condition 9 states;

"Notwithstanding the submitted details and prior to their use on site, samples of the bricks, roofing materials, timber cladding and window and door materials and details to a scale of 1:1, 1:10 and 1:20 as appropriate, 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."

Please find enclosed the following information to discharge this condition:

- i. External Finish Schedule

In addition please note that we have provided an external finishes schedule which identifies the proposed external materials and the distribution of these across the development. The materials palette follows that which has previously been approved for the other phases of the development. Should you wish to view samples on site then these can be made available on request.

Condition 10 – Landscape Works

Condition 10 states;

"The landscaping for the site shall generally be in accordance with the layout as detailed on drawing Nicholas Pearson NPA10050 203 Rev C and full details of

plant species, density and size at planting shall be submitted to and approved in writing by the Local Planning Authority."

Please find enclosed the following information to discharge this condition:

- i. Detailed Soft Landscape Proposals (Drg. No. Bir.4092_13B).

Condition 15 – Bicycle Parking

Condition 15 states;

"Full details of secure parking on site for bicycles shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme of parking for bicycles shall be fully implemented on site prior to the first beneficial occupation of the phase of development, as identified by Condition 14 to which it relates."

Please find enclosed the following drawings to discharge this condition:

- i. Cycle Store – Plans, Section & Elevations (Drg. No. 2096-11845 Phase 3 800 Rev C1);

Condition 21 – Gas Protection

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."

Please find enclosed the following documentation to discharge this condition:

- i. Gas Details;
- ii. Vent Components Diagram;
- iii. Lift Pit Options (Drg. No. LP001-06/11);

If you have any queries in relation to the attached information or require any further clarification in order to discharge these conditions please do not hesitate to contact me.

Yours sincerely



Claire Stephenson
Associate

Email: Claire.stephenson@pegasuspg.co.uk

Enc

Cc Lauren Cook, Crest Nicholson (letter only)