



LRM Planning Limited
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05 May 2016
Our Ref: SC/15.130

Mrs Y.J Prichard
Planning Department
Vale of Glamorgan Council
Dock Offices
Barry Docks
Barry
Vale of Glamorgan
CF63 4RT

Dear Mrs Prichard,

**LAND AT NORTHCLIFFE LODGE, NORTHCLIFFE DRIVE, PENARTH, VALE OF GLAMORGAN
THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING REFERENCE: 2015/01449/FUL**

I refer to the above planning application and write further to our site meeting held in March and your subsequent letter dated 14th April 2016.

I hereby enclose, on behalf of my client, Celtic Developments (Penarth) Ltd, two discs containing electronic copies of the following information;

Document Name	Author	Reference/Date
Financial Appraisal Supporting Statement*	Pioneer Property Services Ltd	April 2016
Planning Obligation rebuttal letter	LRM Planning Ltd	4 th May 2016
Proposed Vehicle Tracking	Shear Design Ltd	15025-105
Sections	Lyon & Co Architects	1321/S302
Parking Layout Northcliffe Apartments	Loyn & Co Architects	1321/S206/A
Location Plan	Loyn & Co Architects	1321/L01/A

*this document contains sensitive financial information and Officers are accordingly requested to treat this document as confidential

To assist your appraisal, under relevant headings, I set out below our response to the various issues raised to date, as detailed within your letter referenced above.

Ecology

I can confirm that our consultant ecologist has been instructed to carry out the additional surveys deemed to be required following discussion with the County Ecologist. It is anticipated that the final survey work will be completed at the beginning of June with the subsequent report, including

Biodiversity Strategy, to be submitted shortly after. We will accordingly get back to you on this matter.

Access and Parking

As previously requested, I attach a copy of the car parking area for existing Northcliffe apartments, showing both the parking area as existing and also as proposed.

You will note that the existing car parking area is formed by two main gravelled areas with unmarked/unallocated car parking. The largest of these areas also containing refuse/recycling containers. It is estimated that these existing parking areas combined could accommodate up to a maximum of 23 cars, although the unmarked nature of the space means that it is highly unlikely that this maximum would be reached. It is demonstrated that the redesign of this area, which will include land for the site access, will not result in any loss of parking but, by virtue of the more efficient design, will, in fact, increase the capacity to 25 spaces, 3 of which will be for disabled residents/visitors.

You will also note that the redesign incorporates an area for refuse/recycling storage, in a similar location to the existing facility, whilst a large area of landscaping is retained between the parking area and Padget Place.

Furthermore, a tracking diagram is attached which demonstrates how a 11.2m refuse vehicle can enter and egress the site in a forward gear, successfully utilising the turning facility provided within the site. You'll be aware that the waste and recycling collection arrangements are however to be managed privately.

Neighbouring Impact

Please find enclosed a copy of the site section which has been prepared to illustrate the anticipated relationship between the adjacent properties at Harbour View Cottages and the closest apartment block (block C). You will note that the site levels are such that the development will not give rise to any significant amenity impact upon the adjacent cottages, especially considering the separation distance which is achieved.

Viability Appraisal

The accompanying Financial Appraisal Supporting Statement assesses the viability constraints of the development concluding that the proposal is unable to sustain **any** planning contributions without jeopardising the progress of the scheme. This is largely due to the current market conditions and high construction costs associated with the redevelopment of what is a challenging site.

The applicant however does wish to engage with Officers with a view to finding an acceptable compromise which will deliver some level of justified contribution, whilst maintaining the viability of the project. It is expected that Officers will need to corroborate the findings of the accompanying report through the appointment of an independent party and the applicant would wish for this to be commenced as at the earliest opportunity so meaningful discussions in this respect can progress.

Planning Obligations

Notwithstanding the above, we have assessed the planning contributions being requested, as set out in your letter dated 21st January, and consider that a number of the requested obligations do not meet the tests set out within the Regulations. The accompanying letter provides a more detailed assessment of certain contributions requested and considers their compliance with the legislative framework and policy guidance.



Footpath Link

As discussed in January, it has become necessary to withdraw the proposed pedestrian link which sought to provide a route through the development and down into the Marina. An amended site location plan is attached which omits the land from the application site.

I trust that this is of assistance and addresses many of the issues raised to date. As mentioned above, we will provide the further ecology reports once the surveys have been completed, whilst I will also attempt to contact you in the next few days to ensure safe receipt and to check that we have supplied sufficient information at this point in time.

Yours sincerely,



Sam Courtney
Director

Enc.

CC. Jon Shields, Celtic Developments (Penarth) Ltd

