



08 September 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 your email dated 26th August 2016.

I write enclosing copies of the following information which is referenced within the text below.

Document Name	Author	Reference/Date
Indicative Site Section C-C	Loyn & Co	1321/S302RevA
Proposed Ground Floor Plan (Block A)	Loyn & Co	1321/S203RevB
Proposed Ground Floor Plan (Block B)	Loyn & Co	1321/S204RevB
Proposed Ground Floor Plan (Block C)	Loyn & Co	1321/S205RevB

I set out below the applicants' response on the final issues recently raised, as detailed within your email referenced above. To assist your appraisal, I have set out below the main points raised under the following headings;

Highways

It would appear that we have previously satisfied Officers on a number of the points raised within their most recent memo dated 18th August 2016, but for completeness, I set out below our position on each point raised in turn.

Proposed car parking (size of spaces) – I note that this point has been accepted/addressed.

Means of access to 'Northwood' apartment's car park – the changes proposed to the existing parking area are detailed on the proposed plans previously submitted and so it is not clear what this comment could relate too. If this is a reference to the existing access onto Paget Terrace, then this is also shown on the site location plan but is not proposed to be altered.

Visitor spaces – as previously explained, we have a total of six visitor parking bays proposed within the site. This is in addition to the dedicated/allocated provision for the proposed units. It is our view that the four visitor bays located along the spine road are within a comfortable walking distance of both blocks A & B, with two further visitor spaces located within the main parking courtyard to serve block

C. These lay-by spaces are suitably sized and positioned to avoid conflict with the operation of the proposed access road, as demonstrated within the tracking drawing referenced above.

Tracking of access road (refuse vehicle and domestic vehicle) -you will be aware that this information (Drawing no. 15025-105RevB) was issued to you on 16th June 2016. A number of conversations have subsequently been held with Officers to explain that the shared surface highway proposed is in excess of the minimum carriageway width (6.8m) that the Highway department will usually accept; our proposal shows a carriageway width of 7.3m. The submitted drawing demonstrates that a refuse vehicle and a domestic vehicle can pass along the length of access road without conflict, whilst sufficient manoeuvring space has been provided within the site to ensure that the refuse vehicle can enter and egress the site in a forward gear.

Notwithstanding the above, it should be noted that the proposed access road and courtyard, together with the refuse/recycling collection arrangements, are to be retained in private ownership and managed privately. As such, whilst refuse/recycling collection is likely to be limited to no more than one or two visits per week, the timing of the trips and precise type of collection vehicles used will be carefully considered in order to minimise any potential for conflict and/or disruption to residents.

Proposed site access -the angle of the proposed access onto Paget Terrace is considered to be suitable, offering a similar design solution/approach to the existing access located immediately to the east. The proposed design has been favoured due to the satisfactory visibility achieved, topographical constraints and desire to retain as many of the existing trees as possible; it should be noted that a perpendicular design would require the removal of additional trees which we have attempted to avoid/limit.

Pedestrian barrier detail (spaces 19 & 20) -I can confirm that the applicant has no objection to this suggestion. It is however assumed that such a matter of detail could be secured by way of a condition.

Land stability -you'll be aware that a Slope Stability Assessment, prepared by Terra Firma (Wales) Ltd has been carried out to consider land stability and accompanies the application. Terra Firma are both suitably qualified and have knowledge and first-hand experience of the immediate area. Further information is provided immediately below.

Land stability (further investigation) – Terra Firma (Wales) have confirmed that a further programme of site investigation works and analysis will be required in due course. This work will help to inform the final technical design, verify the precise foundation solution and ensure that the stability of the site and adjoining areas are not adversely affected. It has been explained that the nature of this work, coupled with the site access constraints, will necessitate the further site investigation works to be started following the demolition of Northcliffe Lodge and completion of necessary tree/scrub clearance. These works will however be completed prior to the commencement of any construction work of the apartment blocks. It is anticipated that precise details of the site investigation work to be carried out will be secured via the imposition of a suitably worded condition.

Neighbouring amenity/external ramped path

In response to the concerns that have been raised about the proposed external ramped path I enclose amended details which I trust will further assist your appraisal. This information includes amended floor plans and site section which I submit on an informal basis.

In reviewing this aspect of the design Loyn & Co have reviewed the topographical survey including the site boundary and existing ground levels. The amended design includes for a more compact but functional design which, coupled with a slight increase in footpath gradient and subsequent drop in levels, will limit any potential impact upon the neighbouring property. The amended design should in fact offer some improvement to privacy over the existing situation given the location of the existing parking area for Northcliffe Lodge, the reduced levels and increased separation of the boundary. It should be noted that both existing and proposed planting have been removed from the sectional drawing to aid legibility. The applicant is however willing to include for additional planting to the rear of the pedestrian link and also renew the boundary treatment where required. On this later point I am aware



that the neighbouring resident would like confirmation that no pedestrian access will be available between the site and Northcliffe Drive. I can confirm that the applicant has no intention to form an access. It would therefore seem appropriate for a condition to be imposed which clarifies the precise boundary treatment so as to address these matters (both access and provision of a suitable means of enclosure).

You might be aware that in addressing these points we have been liaising with the neighbouring resident directly, providing her with a copy of the information supplied herein. From a conversation held this morning I understand that the resident is now happy with the revised proposals and accordingly she intends to withdraw her object.

I trust that this is of assistance and addresses all outstanding issues. As previously discussed, the applicant wishes for this application to be presented to the next available planning committee scheduled for 6th October and I trust that this submission will allow you to complete your report prior to the deadline next week. Should you require any further clarification or information in the meantime, please do not hesitate to contact me on 02920349737 or 07833461425.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sam Courtney', with a stylized, sweeping flourish at the end.

Sam Courtney

Director

Enc.

CC. Jon Shields, Celtic Developments (Penarth) Ltd

