



## Geraint John Planning

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25 November 2016

The Vale of Glamorgan Council  
Development Control  
Dock Office,  
Barry Docks,  
Barry  
CF63 4RT

*Submitted via The Planning Portal & Enclosed CD*

Dear Sir,

**Edenstone Homes Ltd & Mr John Thomas**  
**Land off Cowbridge Road, St Athan, Vale of Glamorgan**  
**Outline Planning Application for Residential Development Circa 300 units, and Associated Works including the Provision of Public Open Space and Strategic Access Points**

**Planning Portal Reference: PP-05487117**

In relation to the above application, for "*Outline Application for Residential Development of circa 300 units, and associated works including the provision of public open space and strategic access points*" please find enclosed the following documentation:

- Completed and dated Application Form and associated Certificates
- Site Location Plan – Drawing No. 1617 101
- Illustrative Masterplan – Drawing No. 1617 100B Masterplan
- Agricultural Land Classification Survey - KCC1675 ALC
- Arboricultural Assessment EDP3504\_02a
- Archaeological and Heritage Assessment - EDP3504\_01c (Split into 5 parts)
- Archaeological Evaluation - 2384
- GJP Design and Access Statement
- GJP Planning Statement
- Flood & Drainage Statement - 16156.D101A (Split into 2 parts)
- Transport Assessment undertaken by Acstro
- Strategic Landscape and Visual Appraisal - L/EDP3504/MD/cg
- Badger Survey Report
- Bat Survey Report
- Otter Survey Report

- Reptile Survey Report
- Interim Dormouse Report
- Land at Flemingston Extended Phase I Habitat Survey Report
- Annington Land Extended Phase I Habitat Survey Report
- Environmental Noise Survey undertaken by Hunter Acoustics
- Pre-Application Consultation (PAC) Report (By CD Only)
- Planning application fee of £17,900

This information has been submitted electronically via the Planning Portal on 25<sup>th</sup> November 2016. However, owing to the file size of the Pre-Application (PAC) Report, this did not get submitted via the Planning Portal. Instead this can be found on the enclosed CD the other documents as listed above.

We look forward to receiving confirmation of registration of the application in due course.

We trust that the enclosed documentation is sufficient, and we look forward to receiving confirmation that the application has been registered.

Should you require further information, please do not hesitate to contact me.

Yours faithfully



**Geraint John**  
Director  
Geraint John Planning Ltd.

Enc: As above