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23 May 2017  
Our Ref: SC/15.130

Strategic Planning & Environment  
Development Management  
Dock Offices  
Barry Docks  
Barry  
Vale of Glamorgan  
CF63 4RT

Dear Sir/Madam,

**LAND AT NORTHCLIFFE LODGE, NORTHCLIFFE DRIVE, PENARTH, VALE OF GLAMORGAN  
THE TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING PORTAL REFERENCE: PP-05971747**

**Full planning application for the demolition of existing dwelling and outbuilding, erection of 30 apartments, new access and alterations to adjacent parking area, replacement tree and landscape planting and associated works.**

I herewith enclose, on behalf of my Client, Celtic Developments (Penarth) Ltd, a full planning application (resubmission) in respect of land at Northcliffe Lodge, Northcliffe Drive, Penarth.

The following documentation and drawings have been submitted in support of the application. This letter is also accompanied by two discs containing the entire application package. *Please note that any plans or documents marked by an asterisks (\*) are those that are too large to be uploaded onto the Planning Portal facility and are included on the accompanying discs alongside the submission package.*

The following drawings have been prepared by Loyn & Co Architects:

Drawing Name	Drawing Reference
Site Location Plan	1321 L01C
Aerial Location Plan 1	1321 L02 C
Aerial Location Plan 2	1321 L03 C
Proposed Site Plan	1321 S100 C
Block A – Ground Floor Layout	1321 S101 C
Block B – Ground Floor Layout	1321 S102 C
Block C – Ground Floor Layout	1321 S103 C
Proposed Roof Plan	1321 S104 C
Parking Layout Northcliffe Flats	1321 S110 C
Block A - Apartment Layout	1321 S115 C
Block B - Apartment Layout	1321 S115 C

Block C - Apartment Layout	1321 S115 C
Block A North Elevation	1321 S200 C
Block A South Elevation	1321 S201 C
Block B North Elevation	1321 S205 C
Block B South Elevation	1321 S206 C
Block B East Elevation	1321 S207 C
Block C North Elevation	1321 S210 C
Block C South Elevation	1321 S211 C
Section AA	1321 S300 C
Section BB	1321 S301 C

The following drawings have been prepared by Shear Design Ltd:

Drawing Name	Drawing Reference
Topographical Survey	15025 100
Proposed Levels	15025 101 D
Proposed Finishes Plan	15025 102 B
Proposed Drainage Layout	15025 103 B
Proposed Site Sections	15025 104 B
Proposed Vehicle Tracking	15025 105 D

The following documents have been prepared by Buzzbox:

Drawing Name	Drawing Reference
Impact Assessment	May 2017
Image 1 -Approach Route (South Block A)	CGV 1
Image 2 -Undercroft Parking (North Block A)	CGV 2
Image 3 -Street between Blocks A & B	CGV 3
Image 4 -Mews Street between Blocks B & C (view East)	CGV 4
Image 5 -North of Block C/Woodland Walk	CGV 5
Image 6 -Mews Street between Blocks B & C (view West)	CGV 6

The following drawings and document have been prepared by Corscadden Associates:

Drawing / Document Name	Drawing Reference
Existing Features Proposals Overlay	2015 100 C
Landscape Proposals	2015 101 C
Landscape Proposals Planting Beds and Bulbs	2015 102 C
Planting Schedule	29 March 17

The following documents are submitted in support of this application:

Document (reference where applicable)	Prepared by
Full Planning Application Forms	LRM Planning Ltd
Design and Access Statement*	Loyn & Co Architects
Planning Statement (Addendum)*	LRM Planning Ltd
Planning Statement (Original)	LRM Planning Ltd
Pre-Application Consultation Report	LRM Planning Ltd
Transport Statement*	WYG
Ecological Assessment	David Clements Ecology Ltd
Bat & Reptile Survey	David Clements Ecology Ltd
Biodiversity Strategy	David Clements Ecology Ltd
Tree Survey	Treescene Ltd

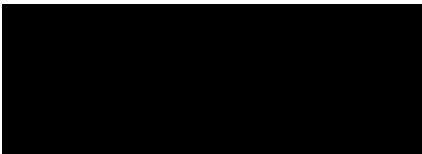


Arboriculture Impact Assessment	Treescene Ltd
Stability Desktop Report*	Terra Firma (Wales) Ltd
Preliminary Slope Stability Report	Terra Firma (Wales) Ltd
Heritage Impact Assessment	EDP Ltd

As a resubmission of a previously refused application (LPA Ref 2015/01449/FUL), made within the requisite timeframe and being of a similar character and description to the original and made by the same applicant, this application benefits from an exemption (free go).

I look forward to receiving confirmation that the application has been registered. If in the meantime, you require any further information or explanation, then please do not hesitate to contact me.

Yours sincerely,



**Sam Courtney** BA (Hons) MA (Uc) MRTPI  
**Director**

**ENC.**

