

Date: 30th September 2020

Our Ref: EH/BD: 18.266

Ian Robinson
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Dear Ian,

Town and County Planning Act 1990

Outline application for residential development, a primary school, community space and Public Open Space with all matters reserved other than access

Land at Upper Cosmeston Farm, Lavernock Road, Penarth

PP-07689025

Asbri Planning is appointed as planning agent to Welsh Government in respect of the above outline planning application for residential development, a primary school, community space and Public Open Space with all matters reserved other than access. The planning application has been submitted via Planning Portal. The following documents are submitted in support of the application. As requested, two copies of the submission have been provided on the accompanying discs.

The following drawings are submitted, prepared by Austin Smith Lord:

Drawing name	Drawing reference
Site Location Plan	UFC-ASL-00-ZZ-DR-A-0900
Proposed Site Plan / Master plan	UFC-ASL-00-ZZ-DR-A-0930
Proposed Parameter Plan – Land Use and Density	UFC-ASL-00-ZZ-DR-A-0931
Proposed Parameter Plan – Building Parameters	UFC-ASL-00-ZZ-DR-A-0932
Proposed Parameter Plan – Green Infrastructure	UFC-ASL-00-ZZ-DR-A-0933
Proposed Parameter Plan – Access & Movement	UFC-ASL-00-ZZ-DR-A-0934
Indicative Site Sections	UFC-ASL-00-ZZ-DR-A-0950
Access Plan (Prepared by Asbri Transport)	Figure 4.1

In addition, the supporting documents submitted comprise the following:

Document	Prepared by
Planning application forms (1APP)	Asbri Planning
Environmental Statement	Asbri Planning, EDP Ltd, ESP, Asbri Transport. Air

	Quality Consultants
Landscape and Visual Impact Assessment (appended to Environmental Statement)	EDP
Green Wedge Review (appended to Environmental Statement)	EDP
Preliminary Ecological Appraisal (appended to Environmental Statement)	Wardell Armstrong
Bat Survey Report (appended to Environmental Statement)	Wardell Armstrong
Dormouse Survey Report (appended to Environmental Statement)	Wardell Armstrong
Great Crested Newt Report (appended to Environmental Statement)	Wardell Armstrong
Reptile Survey Report (appended to Environmental Statement)	Wardell Armstrong
Confidential Bird Breeding Report (appended to Environmental Statement)	Wardell Armstrong
Archaeological Field Evaluation Specification	GGAT
Archaeology and Heritage Impact Assessment with Geophysical Report and Archaeological Evaluation appended)	EDP
Design and Access Statement	ASL
Design Code	ASL
Planning Statement	Asbri Planning
Noise Impact Assessment	Inacoustic
Arboricultural Technical Note (Tree Survey)	EDP
Drainage Strategy and FCA	Cambria
Interim School Travel Plan	Asbri Transport
Residential Travel Plan	Asbri Transport
Phase 1 Geo-Environmental Desk Study	Arcadis
Phase 1 Desk Study and Phase 2 Geo-Environmental and Geotechnical Assessment Report	Arcadis
Additional Site Investigation Report (appended to Environmental Statement)	ESP
Extended Phase 1 Habitat Assessment	WSP
Biodiversity Surveys Site Management Plan	AECOM

The planning application fee is £38,860.00 and will be paid by Welsh Government. I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours sincerely,



Emma Harding
Principal Planner

Enc. CDs x2