

Our Ref: EF/JPW1365



Date: 7th October 2020

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Head of Planning
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Planning Portal Ref: PP-08611413

Dear Sir/Madam,

Land at Leckwith Quays

Hybrid planning application for the residential development of up to 250 dwellings (submitted in outline), associated highway and bridge improvement works (submitted in full), on land at Leckwith Quays, Leckwith Road.

I am instructed by my client Mr Phil Worthing, to submit the enclosed hybrid planning application for residential development for up to 250 dwellings (to be submitted in outline), associated highway and bridge improvement works (to be submitted in full), on land at Leckwith Quays, Leckwith Road.

The proposed development site falls within the Local Authority areas of both the Vale of Glamorgan and Cardiff Council's. The residential element of the proposed development lies solely within the administrative boundary of the Vale of Glamorgan with only some of the proposed highway works falling within the administrative boundary of Cardiff. Due to the cross-boundary nature of the development a common application has been submitted to both Authorities.

In support of the application proposals, please find enclosed the following documentation:

- Application Form and Ownership Certificates;
- Application Plans (please refer to attached schedule);
- Environmental Statement Volume 1: Written Statement
- Environmental Statement Volume 2: Figures and Appendices
- Environmental Statement: Non-Technical Summary
- Design and Access Statement (October 2020);
- Planning Report (October 2020);
- Technical Note for the River Ely Bridge (September 2020)
- B4267 Highway Alignment, Relaxations and Departures (February 2020)
- Landscape Strategy (February 2020)
- Arboricultural Assessment (June 2019)
- Water Framework Directive Scoping Report (October 2020) – to follow on
- Pre-Application Consultation Report (October 2020)

Planning Fees

Please refer to submitted plan SK33 which outlines the Full and Outline planning areas.

Total payable to Vale of Glamorgan = £18,380 based upon:

- Outline residential land area =6.66ha - £16,540 (based upon £11,500 and an additional £120 or part thereof for each 0.1ha. in excess of 2.5ha subject to a maximum of £150,000)
- Full road/bridge land area including construction/landscape buffer =0.8ha - £1,840 (based upon £230 for each 0.1ha. of the site subject to a maximum of £300,000).

Hard Copies

Please note that should 3rd parties require a paper copy of the Environmental Statement these can be obtained from us at RPS Planning and Development (by contacting email: rpsca@rpsgroup.com or Tel: 02920 668662) at a cost of £300. Copies of the Non-Technical Summary or a CD copy of the full Environmental Statement are available at a cost of £5.

I trust you will find the enclosed information acceptable and this will in turn enable you to make a swift and favourable determination. In the meantime, however, should you have any queries please do not hesitate to contact me.

Yours faithfully,
for RPS Consulting Services Ltd



Emma Fortune
Principal Planner
Emma.fortune@rpsgroup.com

Schedule of Submitted Plans

Plan Number	Revision Number	Description
1844 - E.100		Existing Site OS Map
1844 - E.101		Existing Site Location Plan
1844 - E.102		Existing Site Plan
1844 - E110		Site Location Plan – Vale of Glamorgan
1844 - E111		Site Location Plan - Cardiff
1844 - E.103		Demolition Plan
1844 - E.301		Existing Site Sections
SK33		Full/Outline Area Plan
1844 - S.101	B	Site Location Plan
1844 - S.102	B	Proposed Masterplan
1844 - S.105	B	Proposed Site Block Plan: Area 01
1844 - S.106	B	Proposed Site Block Plan: Area 02
1844 - S.107	B	Proposed Site Block Plan: Area 03
1844 - S.110		Roof Level Site Plan
1844 - S.111	B	Roof Level Site Plan: Area 01
1844 - S.112	B	Roof Level Site Plan: Area 02
1844 - S.113	B	Roof Level Site Plan: Area 03
1844 - S.120	B	Land Use Plan
1844 - S.121	B	Building Heights Plan
1844 - S.122	B	Movement Hierarchy
1844 - S.301	B	Proposed Site Massing Sections
70053561-001		Leckwith Access Bridge Existing General Arrangement
70053561-002	2	Leckwith Quay Bridge Proposed General Arrangement
70053561-WSP-XX-XX-DR-CE-105		Cross Sections (1 of 4)
70053561-WSP-XX-XX-CE-DR 106		Cross Section (2 of 4)
70053561-WSP-XX-XX-CE-DR 107		Cross Section (3 of 4)
70053561-WSP-XX-XX-CE-DR 108		Cross Section (4 of 4)
70053561-WSP-XX-XX-CE-DR 109		Swept Path
70053561-WSP-XX-XX-CE-DR 200		Demo & Tie In
70053561-WSP-XX-XX-CE-DR 600		Levels & Contours
70053561-WSP-XX-XX-CE-DR 1300		Street Lighting & Traffic Signals
70053561-WSP-XX-XX-DR-CE-100		Existing Arrangement
70053561-WSP-XX-XX-DR-CE-102		Ga Op2
70053561-WSP-XX-XX-DR-CE-103		Departures
70053561-WSP-XX-XX-DR-CE-104		Long Section
70053561-WSP-XX-XX-DR-CE-400		Fencing
70053561-WSP-XX-XX-DR-CE-500		Drainage
712_100		Landscape Strategy Plan
1844 Artist Impressions-Colour		Artist Impressions