

Liam Jones  
Chief Planning Officer  
Vale of Glamorgan Council  
Dock Office  
Subway Road  
Barry  
CF63 4RT

**Date:** 28 March 2024

**Our ref:** 66602/05/JCO/TR/30649868v1

Dear Mr Jones

### **Full Planning Application: Barry Waterfront Campus, Cardiff and Vale College**

On behalf of our client, Welsh Education Partnership (WEPCo) and Cardiff and Vale College ('CAVC'), please find enclosed an application seeking planning permission in full for a proposed new landmark campus building at Barry Waterfront ('proposed development') and is located on land to the south of Hood Road, Barry, CF62 5QT ('the Site'). The proposed building is referred to as the Barry Waterfront Campus – 'BWC'.

The proposed description of development is:

***"Proposed redevelopment of vacant brownfield site at Barry Waterfront for a new educational campus for Cardiff and Vale College including landscaping, related infrastructure and engineering works".***

### **Background**

CAVC has recently secured outline business case approval for a major £100m investment to deliver two new campuses in the Vale of Glamorgan. The Barry Waterfront site, the subject of this application, will be a general learning campus intended to replace the College's existing campus at Colcot Road and would play a pivotal role in continuing the regeneration of the area. The second site near Cardiff Airport will comprise an advanced technology learning campus and will be subject to a separate planning application.

### **Application**

The application has been submitted via Planning Applications Wales (*ref: 12695546*).

The planning application fee of £41,400 will be paid directly to the Council by our client upon submission. This fee is based on Gross External Area of 6718m<sup>2</sup> and on the proposed development falling under Category 2 of the Town and Country Planning (fees for applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended).

In addition to the completed application form, including the requisite certificates the following plans and documents have been submitted as part of the planning application:

Subject	Title	Reference/Date	Revision/Date
<b>Planning</b>	Planning Statement	27630347	V7
	Pre-Application Consultation Report	30567174	V2
<b>Architectural Drawings</b>	Design and Access Statement	VG0201-SRA-XX-XX-RP-A02001	C03
	Site Location Plan	VG0201-SRA-ZZ-ZZ-DR-A02000	C02
	Existing Site Plan	VG0201-ALA-00-XX-DR-L-00021	P02
	General Arrangement Ground Floor Plan	VG0201-SRA-ZZ-00-DR-A02100	C02
	General Arrangement First Floor Plan	VG0201-SRA-ZZ-00-DR-A02101	C02
	General Arrangement Second Floor Plan	VG0201-SRA-ZZ-00-DR-A02102	C02
	General Arrangement Roof Plan	VG0201-SRA-ZZ-00-DR-A02103	C02
	General Arrangement Upper Roof Plan	VG0201-SRA-ZZ-00-DR-A02104	C02
	General Arrangement Elevations	VG0201-SRA-ZZ-00-DR-A02200	C02
	General Arrangement Elevations (Rendered)	VG0201-SRA-ZZ-00-DR-A02201	C02
	General Arrangement Sections AA, BB, CC, DD	VG0201-SRA-ZZ-00-DR-A02300	C02
	Bay Studies	VG0201-SRA-ZZ-00-DR-A02400	C02
	<b>Landscape Drawings</b>	Illustrative Landscape Masterplan	VG0201-ALA-00-XX-DR-L-00001
Landscape General Arrangement GF		VG0201-ALA-00-XX-DR-L-00002	P07
Landscape General Arrangement L01		VG0201-ALA-00-XX-DR-L-00003	P06
Fencing General Arrangement		VG0201-ALA-00-XX-DR-L-00004	P06
Secure Line		VG0201-ALA-00-XX-DR-L-00005	P05

	Access & Circulation	VG0201-ALA-00-XX-DR-L-00006	P05
	Outline Levels	VG0201-ALA-00-XX-DR-L-00008	P05
	Planting Strategy	VG0201-ALA-00-XX-DR-L-00009	P05
	Detailed General Arrangement	VG0201-ALA-00-XX-DR-L-00010	P06
	Detailed General Arrangement	VG0201-ALA-00-XX-DR-L-00011	P06
	Site Section	VG0201-ALA-00-XX-DR-L-00012	P04
	Site Section	VG0201-ALA-00-XX-DR-L-00013	P04
<b>Drainage/Flood Risk</b>	Flood Consequences Assessment	LPT-JBA-XX-XX-RP-Z-0001-S3-P03-	November 2023
	Surface Water Drainage Summary Statement	4-70	12 March 2024
<b>Green Infrastructure</b>	Ecology Appraisal Report	edp8159_r001	Revision F
	Green Infrastructure Statement	edp8159_r003	
	Arb Impact Assessment	20386.S1/23/AIA/A2	January 2024
	Tree Survey	20386.S1/A1	July 2020
<b>Energy</b>	Energy Statement	VG0201-ARP-XX-XX-RP-N-00006	3 January 2024
<b>Heritage</b>	Heritage Impact Statement	26875850	V3
	Archaeological DBA	26985703	V3
<b>Noise</b>	Noise Impact Assessment	VG0201-ARP-XX-XX-RP-Y-00011	P02
<b>Transport</b>	Transport Assessment	27 March 2024	V5
	Travel Plan	27 March 2024	V5
<b>Lighting</b>	External Lighting Assessment	BWC-ARUP-XX-XX-RP-OL-000001	P02
<b>Ground Conditions</b>	Land Contamination Assessment Report	VG0201-ARP-ZZ-ZZ-RP-G-00002	Rev A 15 March 2024
	Geotechnical and Geo-Environmental Desk Study Addendum	VG0201-ARP-ZZ-ZZ-RP-G-00001	23 June 2023
	Intrusive Geo-Environmental Factual Report	HSP2023-C3297-G-GFP11-1948	Rev B
	Phase I Geo Environmental Assessment Report	C3297/PI	July 2020



	Phase II Geo Environmental Assessment Report	C3297/PII	November 2020
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We consider that the details provided within this letter and in the accompanying documents and plans meet the Council's validation requirements. We look forward to working positively with the Council to achieve a successful outcome.

Please do not hesitate to contact me in the first instance or my colleague Cem Kosaner (cem.kosaner@lichfields.uk) should you have any queries.

Yours faithfully



**Tobias Robinson**  
Senior Planner  
BA (Hons) MSc MRTPI