



Geraint John Planning

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Planning Application Ref: 2021/00423/FUL & 2021/00424/CAC

23rd November 2021

Mr Robert Lankshear
Development Control
Vale of Glamorgan Council
Dock Office
Barry Docks
Barry
CF63 4RT

Dear Mr Lankshear,

PLANNING APPLICATION FOR DEMOLITION OF THE EXISTING DWELLING AND RE-DEVELOPMENT OF THE SITE TO ACCOMMODATE RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS AT LAND AT BOLSTON HOUSE, BONVILSON, VALE OF GLAMORGAN

Further to our recent discussions, we are instructed by Transworld Real Estate Ltd to formally submit an amended scheme in relation to the above full Planning Application and Conservation Area Consent application. In summary, this resubmission represents a scheme of increased density comprising 14 new dwellings.

A list of the submitted documentation and supporting information pertaining to the application is provided below.

- Planning Application Forms;
- Planning Statement (dated November 2021) prepared by Geraint John Planning;
- Pre-Application Consultation Report (dated November 2021) prepared by Geraint John Planning;
- Design and Access Statement Addendum prepared by C. W. Architects;
- Plans and Drawings prepared by C. W. Architects;
 - SP612 - P01 Existing Site Plan
 - SP612 - P02 Proposed Site Plan
 - SP612 - P03 PLOT ONE Proposed Ground Floor Plan
 - SP612 - P04 PLOT ONE Proposed First Floor Plan
 - SP612 - P05 PLOT ONE Proposed Roof Plan
 - SP612 - P06 PLOT ONE Proposed Elevations_1
 - SP612 - P07 PLOT ONE Proposed Elevations_2
 - SP612 - P08 PLOT TWO Proposed Floor Plans

- SP612 - P09 PLOT TWO Proposed Roof Plan
- SP612 - P10 PLOT TWO Proposed Elevations_1
- SP612 - P11 PLOT TWO Proposed Elevations_2
- SP612 - P12 PLOT THREE Proposed Floor Plans
- SP612 - P13 PLOT THREE Proposed Roof Plan
- SP612 - P14 PLOT THREE Proposed Elevations_1
- SP612 - P15 PLOT THREE Proposed Elevations_2
- SP612 - P16 PLOT FOUR Proposed Floor Plans
- SP612 - P17 PLOT FOUR Proposed Roof Plan
- SP612 - P18 PLOT FOUR Proposed Elevations_1
- SP612 - P19 PLOT FOUR Proposed Elevations_2
- SP612 - P20 PLOT FIVE Proposed Floor Plans
- SP612 - P21 PLOT FIVE Proposed Roof Plan
- SP612 - P22 PLOT FIVE Proposed Elevations_1
- SP612 - P23 PLOT FIVE Proposed Elevations_2
- SP612 - P24 PLOT SIX Proposed Floor Plans
- SP612 - P25 PLOT SIX Proposed Roof Plan
- SP612 - P26 PLOT SIX Proposed Elevations_1
- SP612 - P27 PLOT SIX Proposed Elevations_2
- SP612 - P28 PLOT SEVEN Proposed Ground Floor Plan
- SP612 - P29 PLOT SEVEN Proposed First Floor Plan
- SP612 - P30 PLOT SEVEN Proposed Roof Plan
- SP612 - P31 PLOT SEVEN Proposed Elevations_1
- SP612 - P32 PLOT SEVEN Proposed Elevations_2
- SP612 - P33 PLOT EIGHT Proposed Ground Floor Plan
- SP612 - P34 PLOT EIGHT Proposed First Floor Plan
- SP612 - P35 PLOT EIGHT Proposed Roof Plan
- SP612 - P36 PLOT EIGHT Proposed Elevations_1
- SP612 - P37 PLOT EIGHT Proposed Elevations_2
- SP612 - P38 PLOTS NINE + TEN Proposed Floor Plans
- SP612 - P39 PLOTS NINE + TEN Proposed Roof Plan
- SP612 - P40 PLOTS NINE + TEN Proposed Elevations
- SP612 - P41 PLOTS NINE + TEN Proposed Elevations_2
- SP612 - P42 PLOTS ELEVEN - FOURTEEN Proposed Floor Plans
- SP612 - P43 PLOTS ELEVEN - FOURTEEN Proposed Roof Plan
- SP612 - P44 PLOTS ELEVEN - FOURTEEN Proposed Elevations_1
- SP612 - P45 PLOTS ELEVEN - FOURTEEN Proposed Elevations_2
- SP612 - P46 PLOT FIVE GARAGE Proposed Plans + Elevations
- SP612 - P47 PLOTS THREE + SEVEN GARAGE Proposed Plans + Elevations
- SP612 - P48 PLOT TWO GARAGE Proposed Plans + Elevations
- SP612 - P49 PLOT FOUR GARAGE Proposed Plans + Elevations
- SP612 - P50 REFUSE STORE Proposed Plans + Elevations
- SP612 - P51 Proposed Street Elevations
- SP612 - P52 Proposed 3D Views_1
- SP612 - P53 Proposed 3D Views_2
- SP612 - P54 Proposed 3D Views_3
- SP612 - P55 Proposed 3D Views_4
- SP612 - P56 Proposed 3D Views_5
- SP612 - P57 Proposed 3D Views_6
- SP612 - P58 Proposed 3D Views_7
- SP612 - P59 Proposed 3D Views_8
- SP612 - P60 Proposed 3D Views_9

- SP612 - P61 Proposed 3D Views_10
- SP612 - P62 Proposed 3D Views_Existing and Proposed Site Entrance
- SP612 - P100 Site Location Plan
- SP612 - P101 Demolitions Plan
- Heritage Impact Assessment prepared by Geraint John Planning;
- Transport Statement and Proposed Access Design (dated November 2021) prepared by Acstro;
- Flood Risk Assessment and Drainage Strategy, and Appendices (dated November 2021) prepared by Bingham Hall;
- Ecological Assessment (dated March 2020) and Bat Survey (October 2021) prepared by Celtic Ecology;
- Arboricultural Impact Assessment, Tree Protection Plan and Tree Retention / Removal Plan (dated November 2021) prepared by prepared by Tree Scene; and
- Landscaping Plan (ref. SP612 – P63) prepared by C. W. Architects.

In light of the above, and the enclosed, we trust that this is sufficient to enable the application to be re-validated and considered and look forward to hearing from you as soon as possible with such confirmation. Should however you have any queries or require anything further then please do not hesitate to contact me.

Yours sincerely,



Luke Grattarola

Associate

Geraint John Planning Ltd.