



## Geraint John Planning

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

23<sup>rd</sup> 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.