

DRAFT FOR PAC



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Dear Sir/Madam

APPLICATION FOR FULL PLANNING APPLICATION FOR SENIOR LIVING ACCOMMODATION WITH ASSOCIATED CAR PARKING, CYCLE PARKING, AND LANDSCAPING

LAND AT "PLOT 1" AT CARDIFF PENINSULA, INTERNATIONAL SPORTS VILLAGE, CARDIFF, CF11 0JS

On behalf of our client, Orion Land and Leisure Ltd, Savills is instructed to submit an application to Cardiff Council ("CC") for full planning permission for senior living accommodation with associated car parking, cycle parking, and landscaping Plot 1 at Cardiff Peninsula ("the Site").

The Description of Development is:

"Full planning permission for senior living accommodation with associated car parking, cycle parking, and landscaping"

Please find enclosed the following documents submitted as part of this submission:

- Application forms and ownership certificates;
- Covering letter (Savills)
- Pre-Application Consultation Report (Savills)
- Design and Access Statement (Ascot Architects)
- Plans
 - General Plans (Ascot Architects)
 - Location Plan CPM-ASC-10-0000-DR-A-PL-1001
 - Ground Floor Plan CPM-ASC-10-100L-DR-A-PL-1001
 - First Floor Plan CPM-ASC-10-101L-DR-A-PL-1002
 - Second Floor Plan CPM-ASC-10-102L-DR-A-PL-1003
 - Third Floor Plan CPM-ASC-10-103L-DR-A-PL-1004
 - Fourth Floor Plan CPM-ASC-10-104L-DR-A-PL-1005
 - Roof Plan CPM-ASC-10-105L-DR-A-PL-1006
 - Roof Plan & Landscaping Site Layout CPM-ASC-10-0000-DR-A-PL-0003
 - Ground Floor Plan Site Layout + Constraints CPM-ASC-10-0000-DR-A-PL-0001
 - Ground Floor Plan Site Layout CPM-ASC-10-0000-DR-A-PL-0002
 - Proposed Front Elevations A & B CPM-ASC-10-XXXX-DR-A-PL-1007
 - Proposed Rear Elevations E & F CPM-ASC-10-XXXX-DR-A-PL-1009
 - Proposed Rear Elevations G & H CPM-ASC-10-XXXX-DR-A-PL-1010
 - Draft Sections CPM-ASC-10-XXXX-DR-A-PL-1011
 - Indicative Site Sections CPM-ASC-10-XXXX-DR-A-PL-1013
 - Proposed Front & Side Elevations C & D CPM-ASC-10-XXXX-DR-A-PL-1008
 - Apartment Type Plans CPM-ASC-10-XXXX-DR-A-PL-1012

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Registered office: 33 Margaret Street, London, W1G 0JD



- Hard and Soft Landscaping Plans (Cameo)
 - Ground Floor Sections – Sheet 1 of 2 CPM-CAM-1A-100L-DR-L-PL-0500_Sections GF L500_S3
 - Ground Floor Sections – Sheet 2 of 2 CPM-CAM-1A-100L-DR-L-PL-0501_Sections GF L501_S3
 - Landscape General Arrangement Plan CPM-CAM-10-100L-DR-L-PL-0100_General arrangement plan_S3
- Access Plan C23135-ATP-DR-TP-203 (Apex)
- Lighting Plan 35172-HML-CH-00-DR-E-172001 (Hilson Moran)
- Transport Statement and Travel Plan (Apex)
- Landscaping Strategy and LEMP (Cameo)
- Drainage Strategy Report (AKTII)
- Waste Strategy (Hilson Moran)
- Flood Consequences Assessment (Hilson Moran)
- Utilities Report (Hilson Moran)
- Energy & Sustainability Report (Hilson Moran)
- Construction Management Plan (Hilson Moran)
- Ground Contamination Assessment (Hilson Moran)
- Noise Report (Hilson Moran)
- Air Quality Assessment (Hilson Moran)
- Habitats Regulations Assessment (HRA) (Arup)
- Ecological Impact Assessment (EclA) (Arup)
- Arboricultural Impact Assessment (Arbor-Eco Consultancy)
- Schedule of Luminaries (Hilson Moran)
- Green Infrastructure Statement (Cameo)

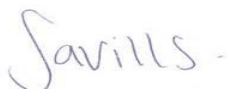
The planning fee of £XXX has been paid directly by the applicant via BACS.

Summary

The application seeks full planning permission for 77 no. Apartments (comprising 47 no. 1 bedrooms and 30 no. 2 bedroom units); 40 no. surface car parking spaces (including EV charging facilities); Residential green spaces; Open green spaces; Cycle parking; Board walk; and associated works. The proposed development will make effective and appropriate use of a prominent waterfront site, which responds to the Site's constraints and provides senior living accommodation for the local area.

I look forward to receiving confirmation that the application has been registered in due course and I would welcome the opportunity to discuss the details of the application with you. Should you require any further information in the meantime, please do not hesitate to contact me.

Yours faithfully



Portia Banwell
Associate Director

Enc: As above