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Cover Letter



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Dear Chris,

**Bay Science and Innovation Campus, Swansea University
Planning Application Submissions for Phase 2B Development**

I can confirm we have submitted a series of planning applications for the Phase 2B development proposals at the Bay Science and Innovation Campus. The purposes of this letter is to summarise the individual submissions and to acknowledge where the proposals are mutually dependent on one another.

The planning application submissions are summarised as follows:

Coastal Geomorphology – Discharge of Condition Application

This planning application submission seeks to discharge the ongoing responsibility to monitor and manage the coastal geomorphology processes required by draft planning condition 27 of the s73 planning application (reference: P2018/0491). The s73 application is pending approval subject to completion of the deed of variation to the s106 that is attached to the original outline planning permission.

This application is supported by a technical note, prepared by Atkins which confirms that the beach profile is overall in good condition and Crymlyn Burrows SSSI to the east of the Bay is accreting. It is therefore the view that the obligation of the original condition attached to the outline planning permission has been met and that this condition can now be discharged.

The Technical Note summarising the coastal geomorphology process is also submitted with the full planning applications for the Law School and the Multi-Use Games Area and directly responds to comments received from NRW as part of both Pre-Application Consultation.

Law School – Full Planning Application

The Law School will provide a further state of the art academic building which will supplement the high quality teaching space at Bay Campus.

This is a detailed application and has therefore been subject to pre-application consultation (PAC). In the feedback to the PAC comments received from NRW and the Local Highway Authority required the submission of further information with this application. The supporting documents which address these comments are provided in support of the following applications:

- The discharge of condition application to cease monitoring of the coastal geomorphological processes at the Campus.

- The discharge of condition application associated with temporary parking and a reserved matters application to provide further permanent parking to the north of the Campus.
- Inclusion of complete copies of the ecological reports referred to in Section 4.31 of the Supplemental Environmental Statement.
- An update of the Flood Consequences Assessment undertaken which was undertaken in support of the original outline planning application.

Law School Rock Revetment – Reserved Matters Application

This Reserved Matters Application will provide additional sea defences to south of the Law School and provides a continuation of the existing rock revetment. This proposal will tie in to the existing revetment and will extend eastwards to the view point to the east. The rock revetment is necessary to provide the appropriate sea defences for the Law School.

Temporary Parking – Discharge of Condition Application

Condition 13 of the planning permission (reference: P2017/0658) requires details of a Scheme of Parking for the Bay Campus to be submitted to NPT. The Scheme of Parking summarises the temporary and permanent parking solutions associated with the Phase 2B development at Bay Campus. This application addresses comments received from the Local Highways Authority during the PAC process for the Law School.

Permanent Parking – Reserved Matters Application

This reserved matters application seeks approval of the permanent parking solution for the delivery of 101 permanent parking spaces to the north of Bay Campus between Fabian Way and Afan Way.

Residential Building 22 – Full Planning Application

This proposal is made as a full planning application as the building marginally exceeds the permitted height parameters for this part of the masterplan associated with the outline planning permission. This proposal is therefore subject to pre-application consultation. Pending the receipt of any comments received during this process, the planning application will be made after the pre-application consultation submission in late January 2019 / early February 2019.

Residential Building 20 & Townhouses – Reserved Matters Application

This reserved matters application comprises three buildings. The first building, to the north of Severn Way, provides further purpose built student accommodation in the form of a collegiate block. The proposal also includes two townhouse blocks which provide alternative, but complementary, student accommodation that is aimed at returning 2nd and 3rd year undergraduate students.

Residential Rock Revetment – Reserved Matters Application

This Reserved Matters Application will provide additional sea defences to south of the residential townhouses and the multi-use games area. It will provide a continuation of the existing rock revetment and will be linked by a promenade which connects to the existing swale feature to the landward side of the existing revetment. This proposal will tie in to the existing revetment and will extend westwards. The rock revetment is necessary to provide the appropriate sea defences for the residential development and multi-use games area. The rock revetment will be delivered in a phased manner in parallel with the development of the Campus as it extends westwards.

Multi-Use Games Area – Full Planning Application

The existing multi-use games area (MUGA) will be replaced by the Law School, therefore it is proposed to relocate the MUGA to the west of the International College. A full planning application for the MUGA is required

on the basis that the use of the land for this purpose departs from the land use permitted in the masterplan in the original outline planning permission. The MUGA provides a complementary facility which is entirely appropriate and consistent with the aims of the university campus.

As the MUGA is a full planning application submission, it has been through the PAC process. The PAC process attracted comments from NRW and the Local Highway Authority. The comments from these parties required the submission of further evidence to justify the proposals and as a consequence, the submission is supported by:

- The discharge of condition application to cease monitoring of the coastal geomorphological processes at the Campus.
- The discharge of condition application associated with temporary parking and a reserved matters application to provide further permanent parking to the north of the Campus.
- Inclusion of complete copies of the ecological reports referred to in Section 4.31 of the Supplemental Environmental Statement.
- An update of the Flood Consequences Assessment which was undertaken in support of the original outline planning application.

Planning Application Fees

A single fee in the sum of **£79,580** covers the submission of all of these application has been paid via a BACS transfer by St. Modwen Developments Ltd. The table below provides the fees relevant to the various submissions made in order for the Council to attribute a proportionate fee to the relevant submissions for their accountants.

Proposal	Application Type	Planning Application Fee	Planning Portal Reference
Coastal Geomorphology (condition 13)	Discharge of Conditions	£95	N/A
Law School	Full Application	£44,600	PP-07343404
Law School Rock Revetment	Reserved Matters Approval	£195	PP-07449942
Temporary Parking	Discharge of Condition	£95	PP-07438508
Permanent Parking	Reserved Matters Approval	£385	PP-07491724
*Residential Building 22	Full Application	£32,680	PP-07449201
Residential Building 20 & Townhouses	Reserved Matters Approval	£385	PP-07448248
Residential Rock Revetment	Reserved Matters Approval	£385	PP-07450123
Multi-Use Games Area	Full Planning Application	£760	PP-07344642

**The full planning application for Residential Building 22 will be submitted towards the end of January / early February 2019.*

The Submissions

Enclosed is a CD providing supporting information which was too large to upload in full onto the Planning Portal. Each planning application is supported by a 'submission documents checklist' which provides clarity on the documents made with the respective submissions.

The Phase 2B development proposals are broadly consistent with the over-arching outline permission that is in place for the Bay Campus. Where the proposals deviate from the outline planning permission, full planning application submissions have been made.

Since the full planning applications have inherent links between the current proposals and the outline planning permission, the application relies upon much of the technical assessment work submitted in support of the outline application. CD submissions for the full planning applications therefore include all of the technical assessment work to support the full planning application.

The outline permission for the Campus is to be extended through a Section 73 application. As part of this process a number of the strategic conditions are being discharged to update the various environmental strategies. It is envisaged that these environmental strategies will be conditioned to the full planning permission.

I trust that the above schedule of information is sufficient for you to validate the planning application. Should you have any queries, please contact me on 0117 910 0331.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matt Tucker", with a stylized flourish extending to the right.

Matt Tucker BA (Hons) MPLAN MRTPI
Associate