



County Hall  
Cardiff  
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## AGENDA

<b>Committee</b>	PLANNING COMMITTEE
<b>Date and Time of Meeting</b>	WEDNESDAY, 12 APRIL 2017, 2.30 PM
<b>Venue</b>	COMMITTEE ROOM 4 - COUNTY HALL
<b>Membership</b>	Councillor Michael (Chair) Councillors Lynda Thorne, Manzoor Ahmed, Ali Ahmed, Burfoot, Gordon, Hudson, Hunt, Murphy and Robson

### 1 APOLOGIES

To receive apologies for absence.

### 2 MINUTES

To approve as a correct record the minutes of the meetings held on 1 March 2017 (herewith) & 15 March 2017 (to follow).

### 3 DECLARATION OF INTEREST

To be made at the commencement of the agenda item in question, in accordance with the Members Code of Conduct.

### 4 PETITIONS

Petitions have been received in relation to the following applications in accordance with Committee Meeting Procedural Rule 14.2. The petitioners have been advised of their right to speak and the applicants/agents of their right to reply:

Application no, 17/00080/MNR, Pontcanna Post Office, 89-93 Pontcanna Street

### 5 DEVELOPMENT CONTROL APPLICATIONS

The schedule of development control applications has been circulated separately

- 5a Riva Bingo
- 5b HSBC Bank, Bute Street
- 5c HSBC Bank Listed Building Consent
- 5d Bedford Street
- 5e Colchester Motor Company
- 5f Penarth Road
- 5g Cantonian High School
- 5h Church Road
- 5i Pontcanna Post Office
- 5j Carisbrooke Way
- 6 **Report to Record a Bridleway at Woodfield Avenue**
- 7 **Stopping Up Order - Skaithmuir Road**
- 8 **Diversion Order Llanedeyrn 9**
- 9 **Diversion Order Llanedeyrn 13**
- 10 **Diversion Order St Mellons 10**
- 11 **Diversion Order St Mellons 11**
- 12 **Diversion Order St Mellons 12**
- 13 **Diversion Order Radyr 41**
- 14 **59 Hampton Crescent East**
- 15 **APPLICATIONS DECIDED BY DELEGATED POWERS - February 2017 and March 2017**
- 16 **DATE OF NEXT MEETING - 21 June 2017**

**Davina Fiore**

**Director Governance & Legal Services**

Date: Thursday, 6 April 2017

Contact: Kate Rees, 029 2087 2427, k.rees@cardiff.gov.uk

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PLANNING COMMITTEE

1 MARCH 2017

Present: County Councillor Michael(Chairperson)  
County Councillors Lynda Thorne, Manzoor Ahmed, Ali Ahmed,  
Burfoot, Gordon, Hudson, Hunt, Murphy and Robson

138 : APOLOGIES

None

139 : MINUTES - TO FOLLOW

The Minutes of the 8 February 2017 would be considered on 15 March 2017.

140 : DECLARATION OF INTEREST

COUNCILLOR	ITEM	REASON
HUNT	16/02731/MJR	Board Member Cardiff Bus
ROBSON	16/02731/MJR	Board Member Cardiff Bus

141 : DEVELOPMENT CONTROL APPLICATIONS

The Committee considered the schedule of development control applications submitted in accordance with the Town and Country Planning Act 1990:

RESOLVED: That pursuant to this Committee's delegated powers the following development control applications be determined in accordance with the recommendation as set out in reports of the Director of City Operations subject to any further amendments as detailed below and notification be given of the decision in accordance with Section 74 of the Planning (Listed Building & Conservation Area Act 1990).

## APPLICATIONS GRANTED

16/02939/MJR – BUTETOWN

THE COAL EXCHANGE LIMITED, THE COAL EXCHANGE MOUNT STUART SQUARE

Application for listed building consent for the Phase 1 works associated with the change of use (REF:16/01024/MJR) to provide 170 no hotel suites with associated uses including reception, function space, heritage zone, restaurants/bars, SPA and circulation.

Subject to an a amendment to Recommendation 1 to read:

'That subject to referral to Cadw under Regulation 13 of the Planning (Listed Buildings and Conservation Areas Act) Regulations 1990: that Listed Building Consent be GRANTED subject to the following conditions'

## **APPLICATIONS GRANTED ON EXECUTION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990:**

16/02731/MJR – CATHAYS

LAND TO NORTH OF CARDIFF CENTRAL RAILWAY STATION AND SAUNDERS ROAD, SOUTH OF WOOD STREET AND WEST OF GREAT WESTERN LANE. Erection of a Transport Interchange with an associated concourse and ancillary retail/commercial units (use classes A1/A2/A3), 195 residential apartments (use class C3), 12,052 SQM (GIA) office floorspace (use class B1), A 227 space car park and a cycle hub, public realm and related infrastructure and engineering works.

Subject to an amendment of Condition 8 to read:

'Hydraulic modelling assessment: No development above ground floor slab level shall commence until a Hydraulic Modelling Assessment has been undertaken to assess the portable water supply to serve the development. The solutions and overall potable water strategy shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details.

Subject to an amendment of Condition 14 to read:

'Cycle parking: Prior to beneficial occupation details showing the provision of cycle parking spaces shall be submitted to and approved in writing by the LPA. The approved scheme shall be implemented in accordance with the approved details'

Subject to an amendment of Condition 14 to read:

'Prior to the closure of the Network Rail car park a scheme for the provision of 42 car parking spaces on land belonging to the developer to the south of the station, to replace those lost as a result of the closure of the car park, shall be submitted to and approved in writing by the LPA. The scheme shall be implemented in accordance with the approved details'

## **APPLICATIONS WITHDRAWN**

16/01760/MJR – CYNCOED

CARDIFF METROPOLITAN UNIVERSITY CYNCOED CAMPUS, CYNCOED ROAD  
Demolition of former caretakers bungalow and construction of a 7 storey student accommodation block incorporating 56 cluster flats (totalling 518 bed spaces) detached two storey 'forum' building incorporating ground floor ancillary uses and first floor conference facilities, together with associated site engineering, landscaping and circulation works.

REASON: At the request of the applicant.

142 : DATE OF NEXT MEETING - 15 MARCH 2017

The meeting terminated at Time Not Specified

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COMMITTEE DATE: 12/04/2017

APPLICATION No. **15/02271/MJR** APPLICATION DATE: 21/03/2016

ED: **ADAMSDOWN**

APP: TYPE: Outline Planning Permission

APPLICANT: Mr Malik

LOCATION: FORMER RIVA BINGO, AGATE STREET, ADAMSDOWN,  
CARDIFF, CF24 1PF

PROPOSAL: RESIDENTIAL DEVELOPMENT OF 47 SELF CONTAINED  
FLATS

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**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of a **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9 of this report, that planning permission be **GRANTED** subject to the following conditions :

1.
  - A. Approval of the details of the design and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
  - B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the design and external appearance of any buildings to be erected, and the landscaping of site, shall be submitted in writing to the local planning authority and shall be carried out as approved.
  - C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of Eighteen Months from the date of this permission.
  - D. The development hereby permitted shall be begun before the expiration of two years from the date of this permission.

Reasons:

  - A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (General Development Procedure) Order 1995.
  - B, C and D. In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 and to secure the provision of the development in a timely manner relevant to its viability.
2. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA

Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre,

to

2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room.

Reason: To ensure that the amenities of future occupiers are protected.

3. Prior to the commencement of any on site works, Highway Cherry Tree 0021 on Agate Street shall be protected by enclosure within a tree box which shall remain in position for the full course of demolition and construction works; The tree shall be periodically hosed down and irrigated during the course of any works over summer months; and at no time shall any vehicles, plant, or materials connected with the development be stored under the canopy spread of the tree.

Reason: The Highway tree is of amenity value and may otherwise be compromised by vehicle movements or inappropriate pavement level storage.

4. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

5. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and

potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

- 6. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. The remediation scheme approved by condition 6 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters,

property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA. Reason: To ensure that the safety of future occupiers is not prejudiced.

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused. Reason: To ensure that the safety of future occupiers is not prejudiced.

12. Prior to the commencement of development, A waste strategy shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in full prior to the first beneficial occupation of any of the apartments hereby approved.

The strategy shall confirm, but not be limited to, the specification and number of waste containers; proposed waste and recycling streams; waste storage areas and provide details of protective enclosures, and waste collection arrangements.

Reason: To ensure for a sustainable waste storage solution.

13. This Permission relates to the development indicated on plan references:

P516\_L\_002 Rev A Site Plan  
P516\_L\_210 Rev B Elevation  
P516\_L\_211 Rev B Elevation  
P516\_L\_201 Rev A Ground Floor  
P516\_L\_202 First Floor  
P516\_L\_203 Second Floor  
P516\_L\_204 Third Floor  
P516\_L\_205 Fourth Floor

Reason: For the avoidance of doubt

14. Notwithstanding the details shown on the submitted plans, the development shall not be fitted with a roller shutter garage door at street level until such time as an appropriate specification for the device, to include for a low noise operating mechanism and a visual indicator of the availability (or otherwise) of car parking spaces within the underground garage has been submitted to and approved by the local planning authority. OR an alternative means of secure entry to the garage has been agreed with the local planning authority further to details having first been submitted to and approved by the local planning authority in writing.

Reason: To ensure for an appropriately secure facility but which will not adversely impact on the amenities of neighbours.

15. Notwithstanding the details provided on submitted plans, Prior to the development hereby permitted being brought into beneficial use, provision shall be made within the site for the parking of vehicles in accordance with details to be submitted to and approved by the Local Planning Authority, such approval to be obtained prior to the commencement of development. The parking areas shown in the approved details shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason : To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing the site.

16. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles.

17. Prior to any development being undertaken, a Construction management plan shall be submitted to and approved by the Local planning Authority in writing and thereafter development shall be undertaken in strict accordance with the approved plan. The Management plan shall include for such provisions as are reasonably necessary to mitigate against nuisance factors to local residents or adverse impacts to vehicle or pedestrian use of the highway as may result from construction activities. These should include, but not be limited to, hoarding, site access, intended vehicle routes, hours of operation, dust suppression/mitigation, wheel washing, details of materials storage, prohibition of burning, or playing of radios on site.  
Reason: To mitigate against any adverse impacts of development.
18. No part of the development hereby permitted shall be commenced until a scheme of environmental improvements to the footway on Agate Street and Pearl Street adjacent to the site has been submitted to and approved in writing by the LPA. The scheme shall include, but not be limited to, the provision of the site access and resurfacing of the remaining footway, including as required the renewal or resetting of sunken or damaged kerbs channels and edging, and relocation/replacement of street lighting, signing and lining as may be required. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.  
Reason: To ensure the reinstatement of the adjacent public highway in the interests of highway and pedestrian safety and to facilitate access to the proposed development.
19. No part of the development hereby permitted shall be occupied until details of how the available car park spaces will be allocated to incoming residents has been submitted to and agreed in writing with the Local Planning Authority.  
Reason: To ensure the residents are aware/informed of their parking allocation, to avoid conflict/confusion.

**RECOMMENDATION 2** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being

contaminated or potentially contaminated by chemical or radioactive substances.

- Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 3:** That the applicant be encouraged to liaise with South Wales Police to secure 'Secured by Design' accreditation for the scheme and to seek advice on appropriate security measures for the development.

**RECOMMENDATION 4 :** The highway works condition and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority.

**RECOMMENDATION 5 :** The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Miriam Highgate, Cardiff Council, County Hall, tel: 029 2087 2213.

**RECOMMENDATION 6 :** The applicant is advised that in accordance with Parking Policy incoming residents of the development will not be eligible for resident parking permits on adjacent streets, where such schemes are currently in force or enacted in the future.

## 1. **DESCRIPTION OF DEVELOPMENT**

The development is as applied for and resolved to be granted planning permission in June 2016 under reference 15/02271/MJR. Namely 47 units of residential accommodation on the site of the former Riva Bingo Hall in Splott.

## 2. **DESCRIPTION OF THE SITE**

- 2.1 The site is now a cleared area of 0.14 hectares of land formed by the rear footway boundaries of Agate Street and Pearl Street, and by the residential rear boundaries of properties in Diamond Street.



### 3. **SITE HISTORY**

00/01833/R	Disabled Ramp to Top Rank Club	Granted Nov 2000
08/00277/C	44 Apartments	Withdrawn June 2008
14/01516/DCI	60 Apartments	Withdrawn July 2014

### 4. **POLICY FRAMEWORK**

#### Planning Policy Wales Edition 9, November 2016

Chapter 4 - Planning for Sustainability

Chapter 9 - Housing

#### WG Technical Advice Notes

TAN 2: Planning and Affordable Housing (2006)

TAN 11: Noise (1997)

TAN 12: Design (2009)

TAN 15: Development and Flood Risk (2004)

TAN 18: Transport (2007)

TAN 21: Waste (2001)

#### Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

#### KEY POLICIES

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN

KP6: NEW INFRASTRUCTURE

KP7 PLANNING OBLIGATIONS

KP8: SUSTAINABLE TRANSPORT

#### DETAILED POLICIES

##### HOUSING

H3: AFFORDABLE HOUSING

H6: CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE

##### ENVIRONMENT

EN10: WATER SENSITIVE DESIGN

EN12: RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES

EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

EN14: FLOOD RISK

##### TRANSPORT

T5: MANAGING TRANSPORT IMPACTS

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

##### COMMUNITY

C1: COMMUNITY FACILITIES  
C5: PROVISION FOR OPEN SPACE, OUTDOOR RECREATION,  
CHILDREN'S PLAY AND SPORT  
C6: HEALTH  
C7: PLANNING FOR SCHOOLS

## WASTE

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN  
DEVELOPMENT

## Supplementary Planning Guidance to Adopted LDP

Waste Collection & Storage Facilities Oct 2016  
Residential Design Guide Jan 2017  
Planning Obligations Jan 2017

## Other Material Considerations

Well-being of Future Generations (Wales) Act 2015

Section 149 Equality Act 2010

Supplementary Planning Guidance to former Local Plan which is material in so far as it is the most recently approved local guidance and is compliant with National Guidance and Policies.

Access, Circulation and Parking Standards Jan 2010  
Infill Sites Design Guide April 2011  
Trees and Development Mar 07

## 5. **INTERNAL CONSULTEE RESPONSES**

5.1 Are as reported as at June 2016

## 6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Are as reported as at June 2016

## 7. **REPRESENTATIONS**

7.1 Are as reported as at June 2016

## 8. **PURPOSE IF THIS REPORT / ANALYSIS**

Members will recall their resolution to grant outline planning permission for 47 residential units of accommodation on the site of the former Riva Bingo hall on

Splott Road at the planning committee meeting of 15<sup>th</sup> June 2016. [Report attached as appendix].

The resolution to grant outline planning permission was subject to the signing of a legally binding S106 agreement in respect of the provision of:

Affordable Housing	Either the sum of £667,290 or such alternative Affordable Housing provision acceptable to the Housing Manager.
Public Open Space	The sum of £72,969 in lieu of on site provision
Community Facilities	The sum of £27, 542 for the necessary enhancement of community facilities in the area to serve new residents.

A total of £ 767,801 to which the applicant had confirmed agreement prior to the meeting.

The applicant has however, subsequently indicated, that the costs related to the clearance of the former building on the site, including the removal of asbestos from the building/site and additional unforeseen 'abnormal' costs relating to the necessary provision of sprinkler systems within the proposed building and additional costs relating to the provision of an underground car park has now made the proposal unviable in respect of being able to meet meet S106 requirements whilst delivering an acceptable level of profit, and maintaining a positive residual land value, and has submitted a viability report prepared by recognised consultants for consideration by the Local Planning Authority in an attempt to verify this.

Accordingly the Local Planning Authority have sought the advice of the District Valuer, who confirms that the proposal returns a negative residual land value if typical profit margins are applied.

In such a situation, the applicant is generally requested to consider if the development proposal could be modified to address planning policy requirements; or as to whether the level of profit aspired, could be reduced to meet, at least in part, the financial contributions requested in lieu of on-site provisions.

In this instance, and further to discussion between the Local Planning Authority and the District Valuer and further communication with the Applicant, the Applicant has confirmed that he would be willing to provide a financial contribution of a maximum of £125,000, and would also accept a shorter implementation period for the planning permission of 24 Months. (As opposed to the normal 5 years) to ensure that the scheme would be realised within a reasonable timeframe.

As such it is the recommendation of this report that Outline Planning

Permission be Granted, subject to conditions as above, and subject to the signing of a S106 agreement to secure the sum of £125,000 at the point of first beneficial occupation of the approved development .

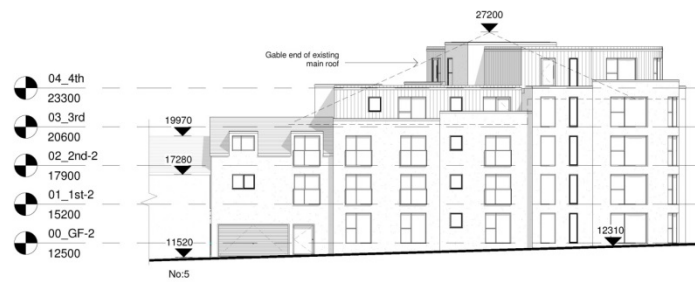
It is recommended to Committee that this sum, after deduction of legal/administrative fees, be allocated / apportioned pro rata 24:3:1 for purposes of Affordable Housing : Off Site Public Open Space : Community Facilities respectively.





South East Elevation  
1 : 200

A3 Original Sheet Size

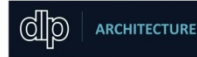


South West Elevation  
1 : 200

Planning Issue

15/05/16 B PL ZM Existing structure indicated & partially covered

05/05/16 A PL ZM Bin stores repositioned & entrance widened



Addressed Dept: Planning, Planning, Building Control, Communities, Sustainable Design  
Systems House, 89 West Gate, Cardiff, CF14 2AT  
T: 02920318857 M: 07786582007 info@dlparchitecture.co.uk

PROJECT  
Proposed erection of new development to form 47 apartments

Riva Bingo, Agate Street, Cardiff, CF24 1PF

DRAWING TITLE  
Elevations 1 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	11/03/16	PL	ZM

DRAWING NUMBER	REVISION
P516_L_210	B



Site Plan as Proposed  
1 : 250

A3 Original Sheet Size

TOTAL SITE AREA: 1465m<sup>2</sup>

**Car Parking:**  
25 No Resident spaces  
1 No Disabled spaces  
2 No Visitor spaces  
48 No Cycle spaces

SCHEDULE OF ACCOMMODATION

47 No total flats  
(36 No two bed flats)  
(11 No one bed flats)

DRAINAGE NOTES:

Surface water & Highway drainage to new soakaways to be designed in accordance with BRE 365

BIN STORAGE:

Recycling: 5 x 1100L bins  
Composting: 4 x 1100L bins  
Waste: 5 x 1100L bins

Planning Issue

05/05/16 A PL ZM Bin stores repositioned & entrance widened



Addressed Dept: Planning, Planning, Building Control, Communities, Sustainable Design  
Systems House, 89 West Gate, Cardiff, CF14 2AT  
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PROJECT  
Proposed erection of new development to form 47 apartments

Riva Bingo, Agate Street, Cardiff, CF24 1PF

DRAWING TITLE  
Site Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 250	13/03/16	PL	ZM

DRAWING NUMBER	REVISION
P516_L_002	A

## APPENDIX 1

COMMITTEE DATE: 15/06/2016

APPLICATION No. **15/02271/MJR** APPLICATION DATE: 21/03/2016

ED: **ADAMSDOWN**

APP: TYPE: Outline Planning Permission

APPLICANT: Mr Malik

LOCATION: FORMER RIVA BINGO, AGATE STREET,  
ADAMSDOWN, CARDIFF, CF24 1PF

PROPOSAL: RESIDENTIAL DEVELOPMENT OF 47 SELF CONTAINED  
FLATS

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**RECOMMENDATION 1:** That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of a **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 9 of this report, that planning permission be **GRANTED** subject to the following conditions :

1. A. Approval of the details of the design and external appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
  
B. Plans and particulars of the reserved matters referred to in condition 1A above, relating to the design and external appearance of any buildings to be erected, and the landscaping of site, shall be submitted in writing to the local planning authority and shall be carried out as approved.  
  
C. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
  
D. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

Reasons:

- A. In accordance with the provisions of Article (3)1 of the Town and Country Planning (General Development Procedure) Order 1995.
  - B, C and D. In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.
2. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that



all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

3. Prior to the commencement of any on site works, including remaining building demolition, Highway Cherry Tree 0021 on Agate Street shall be protected by enclosure within a tree box which shall remain in position for the full course of demolition and construction works; The tree shall be periodically hosed down and irrigated during the course of any works over summer months; and at no time shall any vehicles, plant, or materials connected with the development be stored under the canopy spread of the tree.

Reason: The Highway tree is of amenity value and may otherwise be compromised by vehicle movements or inappropriate pavement level storage.

4. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

5. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

6. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. The remediation scheme approved by condition 6 must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy 2.63 of the Cardiff Unitary Development Plan.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes, subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced.

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.  
Reason: To ensure that the safety of future occupiers is not prejudiced.
12. Prior to the commencement of development, A waste strategy shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in full prior to the first beneficial occupation of any of the apartments hereby approved.  
The strategy shall confirm, but not be limited to, the specification and number of waste containers; proposed waste and recycling streams; waste storage areas and provide details of protective enclosures, and waste collection arrangements.  
Reason: To ensure for a sustainable waste storage solution.
13. This Permission relates to the development indicated on plan references:  
  
P516\_L\_002 Rev A Site Plan  
P516\_L\_210 Rev A Elevation  
P516\_L\_211 Rev A Elevation  
P516\_L\_201 Rev A Ground Floor  
P516\_L\_202 First Floor  
P516\_L\_203 Second Floor  
P516\_L\_204 Third Floor  
P516\_L\_205 Fourth Floor  
Reason: For the avoidance of doubt
14. Notwithstanding the details shown on the submitted plans, the development shall not be fitted with a roller shutter garage door at street level until such time as an appropriate specification for the device, to include for a low noise operating mechanism and a visual indicator of the availability (or otherwise) of car parking spaces within the underground garage has been submitted to and approved by the local planning authority. OR an alternative means of secure entry to the garage has been agreed with the local planning authority further to details having first been submitted to and approved by the local planning authority in writing.  
Reason: To ensure for an appropriately secure facility but which will not adversely impact on the amenities of neighbours.
15. D3C Parking Within Curtilage
16. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented

prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for the secure parking of cycles.

17. Prior to any development (Including further demolition of the existing building on the site) being undertaken, a Demolition/Construction management plan shall be submitted to and approved by the Local planning Authority in writing and thereafter development undertaken in strict accordance with the approved plan. The Management plan shall include for such provisions as are reasonably necessary to mitigate against nuisance factors to local residents or adverse impacts to vehicle or pedestrian use of the highway as may result from demolition/construction activities. These should include, but not be limited to, hoarding, site access, intended vehicle routes, hours of operation, dust suppression/mitigation, wheel washing, details of materials storage, prohibition of burning, or playing of radios on site.

Reason: To mitigate against any adverse impacts of development.

18. No part of the development hereby permitted shall be commenced until a scheme of environmental improvements to the footway on Agate Street and Pearl Street adjacent to the site has been submitted to and approved in writing by the LPA. The scheme shall include, but not be limited to, the provision of the site access and resurfacing of the remaining footway, including as required the renewal or resetting of sunken or damaged kerbs channels and edging, and relocation/replacement of street lighting, signing and lining as may be required. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site.

Reason: To ensure the reinstatement of the adjacent public highway in the interests of highway and pedestrian safety and to facilitate access to the proposed development.

19. No part of the development hereby permitted shall be occupied until details of how the available car park spaces will be allocated to incoming residents has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure the residents are aware/informed of their parking allocation, to avoid conflict/confusion.

**RECOMMENDATION 2** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are

chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management licence. The following must not be imported to a development site:

- Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 3:** That the applicant be encouraged to liaise with South Wales Police to secure 'Secured by Design' accreditation for the scheme and to seek advice on appropriate security measures for the development.

**RECOMMENDATION 4 :** The highway works condition and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority.

**RECOMMENDATION 5 :** The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Miriam Highgate, Cardiff Council, County Hall, tel: 029 2087 2213.

**RECOMMENDATION 6 :** The applicant is advised that in accordance with Parking Policy incoming residents of the development will not be eligible for resident parking permits on adjacent streets, where such schemes are currently in force or enacted in the future.

## 1. **DESCRIPTION OF DEVELOPMENT**

Outline Planning permission is sought for the development of 47 apartments on the site of the old Riva Bingo Hall at the junction of Agate Street and Pearl Street in Adamsdown.

- 1.1 The 47 flats would be provided in a three to five storey building paralleling the Pearl Street and Agate Street boundaries of the site with highest element presenting to the corner junction.

The accommodation is shown to comprise 11 one bed and 36 two bed apartments.

- 1.2 Matters of Access, Layout and Scale are to be considered under this application. The Appearance of the Development and Landscaping are matters reserved for future consideration.
- 1.3 Amended Plans indicate 38 No. vehicle parking spaces (2 Visitor, 1 Disabled and 35 general spaces) are shown in an underground parking garage accessed from a roller shutter door at pavement level on Agate Street adjacent to No. 5 Agate St. There are 5 stair/lift cores to the building all served from pedestrian entrances to the rear of the building and also by two additional Pedestrian Access points to the highway (one on Agate Street and one on Pearl Street).
- 1.4 The building is shown to have tiered roof height and roof form, with two and a half storey ridge roof development adjacent to the existing terraced dwellings on Pearl Street and Agate Street (i.e two storey with a third storey of accommodation within the roof) of approximately 7m eaves and 10m ridge; elevating to a 3 storey parapet roof design with 4<sup>th</sup> storey set back behind the parapet, to the midsection of the property, before a 4 storey parapet with 5<sup>th</sup> storey set back on the corner of the plot The roof height of the building on the corner junction would be approximately 14 3/4m. The building would have an irregular footprint, with the accommodation formed parallel to Pearl St and Agate Street highways and set off the boundary with Diamond St to the rear by some 10m minimum and would be separated from those properties by a boundary enclosure, bin and cycle store.
- 1.5 The submitted layout plan show a rear amenity area of some 300m<sup>2</sup> usable space indicated as landscaped amenity space; and a linear cycle store (13m x 3m) and refuse compound (10m x 3 1/2m) to the Diamond Street boundary.
- 1.6 The aesthetic of the development in respect of external appearance is a reserved matter. Landscaping is suggested to be a lawn provided on the roof of the underground garage.

## 2. **DESCRIPTION OF THE SITE**

- 2.1 The Riva Bingo hall (recently damaged by fire) was an essentially rectangular building covering the whole of the application site; and with its longest elevation and roof ridge paralleling Pearl St. previously finished in painted roughcast render with metal profile clad roof.
- 2.2 Site levels slope down from the corner junction from 12.3 to 11.1m AOD along Pearl Street and from 12.3 to 11.5m AOD along Agate Street. The former building was a massive structure which itself formed the property boundaries to the site at a height of approximately 7.5 to 10m over AOD levels.



- 2.3 The building is surrounded by two storey terraced cottage style houses typical of this area of Adamsdown/Splott and of which the majority are stone (many painted) with slate ridge roofs. The site is on the junction of Splott Road some 50m from the Splott Road Railway Bridge, and approximately 150m from Clifton St.; both of which provide district/local centre services.
- 2.4 Pearl St, which once accessed Splott Road, has been stopped up as part of various traffic management measures in the area. The character of the area is a mix of residential and commercial uses.

### 3. **SITE HISTORY**

00/01833/R	Disabled Ramp to Top Rank Club	Granted Nov 2000
08/00277/C	44 Apartments	Withdrawn June 2008
14/01516/DCI	60 Apartments	Withdrawn July 2014

### 4. **POLICY FRAMEWORK**

#### Planning Policy Wales Edition 8, January 2016

Chapter 4 - Planning for Sustainability  
Chapter 9 - Housing

#### WG Technical Advice Notes

TAN 1:	Joint Housing Land Availability Studies (2006)
TAN 2:	Planning and Affordable Housing (2006)
TAN 11:	Noise (1997)
TAN 12:	Design (2009)
TAN 15:	Development and Flood Risk (2004)
TAN 18:	Transport (2007)
TAN 21:	Waste (2001)

#### Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

#### KEY POLICIES

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN  
KP8: SUSTAINABLE TRANSPORT

#### DETAILED POLICIES

#### HOUSING

H3: AFFORDABLE HOUSING  
H6: CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE

#### ENVIRONMENT

EN10: WATER SENSITIVE DESIGN  
EN12: RENEWABLE ENERGY AND LOW CARBON TECHNOLOGIES  
EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION

EN14: FLOOD RISK

TRANSPORT

T5: MANAGING TRANSPORT IMPACTS

T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES

COMMUNITY

C1: COMMUNITY FACILITIES

C5: PROVISION FOR OPEN SPACE, OUTDOOR RECREATION,  
CHILDREN'S PLAY AND SPORT

C6: HEALTH

C7: PLANNING FOR SCHOOLS

WASTE

W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN  
DEVELOPMENT

Other Material Considerations

Section 149 Equality Act 2010

Supplementary Planning Guidance

Access, Circulation and Parking Standards Jan 2010

Affordable Housing Mar 07

Community Facilities and Residential Development Mar 07

Developer Contributions for School Facilities Mar 07

Developer Contributions for Transport Jan 2010

Infill Sites Design Guide April 2011

Open Space Mar 08 including May 2011 update to Section 106 Baseline  
Contribution Figure

Waste Collection & Storage Facilities Mar 07

5. **INTERNAL CONSULTEE RESPONSES**

5.1 **Traffic and Transportation**

I refer to the above application and would confirm that the submission has been assessed and is considered to be acceptable in transport terms subject to the following comments, conditions:-

Conditions:

- Standard Cycle Parking condition C3S, one cycle space per unit to be undercover and secure;
- Parking Within Curtilage – Standard condition D3C;

- Construction management plan condition – No part of the development hereby permitted shall be commenced until a scheme of construction management has been submitted to and approved by the Local Planning Authority, to include as required but not limited to details of site hoardings, site access and wheel washing facilities. Construction of the development shall be managed strictly in accordance with the scheme so approved. Reason: In the interests of highway safety and public amenity;
- Highway works condition – No part of the development hereby permitted shall be commenced until a scheme of environmental improvements to the footway on Agate Street and Pearl Street adjacent to the site has been submitted to and approved in writing by the LPA. The scheme shall include, but not be limited to, the provision of the site access and resurfacing of the remaining footway, including as required the renewal or resetting of sunken or damaged kerbs channels and edging, and relocation/replacement of street lighting, signing and lining as may be required. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation of the site. Reason: To ensure the reinstatement of the adjacent public highway in the interests of highway and pedestrian safety and to facilitate access to the proposed development;
- Parking Allocation Plan – No part of the development hereby permitted shall be occupied until details of how the available car park spaces will be allocated to incoming residents has been submitted to and agreed in writing with the LPA. Reason: To ensure the residents are aware/informed of their parking allocation, to avoid conflict/confusion.

Second and further recommendations:

- The highway works condition and any other works to existing or proposed adopted public highway are to be subject to an agreement under Section 38 and/or Section 278 Highways Act 1980 between the developer and Local Highway Authority.
- Welcome Pack – The applicant is requested to provide future residents with a welcome pack upon their arrival, detailing sustainable transport options available in the area, to help promote sustainable transport. Leaflets and advice in connection with production of the packs are available from Miriam Highgate, Cardiff Council, County Hall, tel: 029 2087 2213.
- The applicant is advised that in accordance with Parking Policy incoming residents of the development will not be eligible for resident parking permits on adjacent streets, where such schemes are currently in force or enacted in the future.

Comments:

The adopted Access, Circulation and Parking Standards SPG identifies that 0.5 to 1 and 0.5 to 2 car parking spaces should be provided for one and two bed flats respectively in the non-central area. In principle, as open market units the

proposed development would therefore attract a minimum of some 24 car parking spaces to be provided on site; with a possible reduction to 0.25 of a space for any affordable units. It is noted that the submission proposes 38 on-site car parking spaces for the 47 units and is therefore considered Parking policy compliant in this respect.

When considering the parking provision I must take into account the location of the site, proximity to public transport, community services and amenities etc. In which regard it is noted that the development is within some 150m of bus stops on Tin Street, circa 250m on Splott Road, with a 10 minute frequency daytime service between Pengam and the City Centre. The site is also a short walk to the Splott Road district centre and Broadway/Clifton Street, with access to shops and other local facilities. The site is therefore in a location/area where walking, cycling and public transport are considered to offer viable daily alternatives to use of a private car.

The proposed development is also considered to be of a size and type, one/two bed units, that will attract residents who are less reliant on the ownership and use of a car than might otherwise be the case (family dwellings for example).

I am therefore satisfied that the development is parking policy compliant as proposed and that any objection on traffic or car parking grounds would not withstand challenge.

I would nonetheless suggest that the layout of the car park can be improved to provide better circulation and access to spaces, without sacrificing any of the proposed number. I have therefore requested standard condition D3C be attached to any permission, to secure the submission and agreement of a revised car park layout prior to commencement of development. It is also noted that the proposed vehicle crossover, providing access to the on-site parking, is in conflict with an existing street light. However this light can be relocated as part of the highway works captured by the requested condition.

Additional conditions are also sought to secure the provision of the cycle parking; submission of a construction management plan; highway/footway works immediately alongside the site and a parking allocation plan.

Conclusion:

Given the parking policy compliant nature of the proposed development, along with the availability of sustainable walking, cycling and bus public transport options, I must conclude that an objection on parking or traffic grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I therefore have no objection to the application subject to the above requested conditions.

## 5.2 **Drainage**

Any observations will be reported at Committee.

### 5.3 Parks Services

The Parks Officer requests that should approval of the application be recommended, that the Highway tree be protected during the course of any demolition/construction works.

As the development provides for no on site public open space, the development would fall to be considered under extant SPG and to make contribution for the provision or enhancement of existing public open space in the vicinity.

Based on the formulae adopted within the SPG and based on the number of units/proposed habitable rooms the development would create a requirement for a contribution of **£72,969**.

### 5.4 Regeneration

#### Request for Community Facilities

Supplementary Planning Guidance (SPG) on Community Facilities and Residential Development states that 'the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant developments because the increased population will result in increased demand for local community facilities'. If no onsite provision is proposed, a financial contribution is sought on residential developments containing 25 or more new dwellings where it has been identified that investment in community facilities will be required to meet the needs of the new population.

No onsite community facilities have been proposed therefore a contribution towards local community facilities is required.

The formula in the SPG is based on the number of habitable rooms per dwellings and is calculated as follows:

<b>No. of Habitable rooms</b>	<b>No. of dwellings</b>	<b>Contribution per dwelling</b>	<b>Totals</b>
1		£595	
2	11	£586	£6,446
3	36	£586	£21,096
4		£742	
5		£1,017	
6		£1,071	
7		£1,222	
8+		£1,246	
<b>TOTALS:</b>	<b>47</b>		<b>£27,542</b>

In order to be policy compliant it is therefore necessary for a contribution of £27,542 to be provided by the developer.

## 5.5 **Pollution Control Noise and Air**

Suggest sound proofing and acoustic ventilation conditions be applied to all habitable rooms exposed to external road traffic noise in excess of 63 dBA during the day and 57 dBA at night and that any private open space be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA.

## 5.6 **Pollution Control Contaminated Land**

In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial with uses including a former cinema and bingo hall. In addition, recent incidents at the premises identified asbestos containing material on site. Activities associated with this use may have caused the land to become contaminated and therefore may give rise to potential risks to human health and the environment for the proposed end use.

Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Pollution Control requests the inclusion of the following conditions and informative statement:

CONTAMINATED LAND MEASURES – ASSESSMENT  
CONTAMINATED LAND MEASURES – REMEDIATION & VERIFICATION  
PLAN  
CONTAMINATED LAND MEASURES - REMEDIATION & VERIFICATION  
CONTAMINATED LAND MEASURES – UNFORESEEN CONTAMINATION  
IMPORTED SOIL  
IMPORTED AGGREGATES  
USE OF SITE WON MATERIALS  
CONTAMINATION AND UNSTABLE LAND ADVISORY NOTICE

## 5.7 **Housing**

The Housing Manager confirms that the development would be required to provide affordable housing in accord with the Council's Supplementary Planning Guidance; but that it is unlikely that a Registered Social Landlord would wish to acquire or manage units which would share communal areas and servicing with others as part of a larger complex. As this is the case it would more appropriate to accept a financial contribution in lieu of on-site provision in order to support Affordable Housing Development elsewhere.

A Contribution has been calculated on the basis of 20% allocation appropriate to a brownfield site (9 units) and based on 2 x 1 bed and 7 x 2bed units in line with extant SPG (2007).

This results in a contribution of **£667,290**.

The agent has agreed to the payment of this sum, However he has also asked whether the Housing Manager would accept the delivery of an off site affordable housing development. The Housing Manager accepts the principle of such provision, but would require greater clarity as to the nature and location of the accommodation to be provided.

The scheme would also have to come forward within an agreed timeframe it should come forward at the same time as the original site and the developer must demonstrate that the affordable housing secured on this mutually agreed site will accommodate the full requirement (10 units).

The developer will need to establish a clear, deliverable and guaranteed means of delivery and should first obtain planning permission for the offsite development, build out the units to DQR standards and sell them to an RSL at the following applicable prices:

	<b>Benchmark/Social Rent</b>	
<b>1 bed flat</b>	£	<b>45,000</b>
<b>2 bed flat</b>	£	<b>52,000</b>
<b>2 bed house</b>	£	<b>65,237</b>
<b>3 bed house</b>	£	<b>71,854</b>
<b>4 bed house</b>	£	<b>96,000</b>

If such alternative provision was accepted but delivery did not take place within a mutually agreed timeframe, then the S106 agreement would need to be drafted on an either/or basis where the full financial contribution of £667,290 (in lieu of 9 units) becomes due before the principal development is completed.

## 5.8 Trees

The only tree that could conceivably be harmed by development is a highway cherry 0021 on Agate Street. This tree will require protection in the form of a tree box for the full course of demolition and construction.

Landscaping is a reserved matter.

Any reserved matters application should include a detailed upfront landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan views, planting methodology and aftercare methodology.

## 5.9 **Waste**

Waste Manager confirms acceptance of the position of the revised refuse store, but would seek an additional area for the storage of bulky goods, and a revision of bin numbers to accommodate appropriate waste streams.

## 6. **EXTERNAL CONSULTEE RESPONSES**

### 6.1 **Welsh Water**

Do not envisage any issues with water supply or foul drainage; they suggest the following condition however.

*No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.*

*Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.*

### 6.2 **Natural resources Wales**

Offer no objection to proposed development. But note they have not considered possible effects on protected species or habitats which falls to the Local Authority to consider in discharge of its NERC (Natural Environment and Rural Communities) duties.

### 6.3 **South Wales Police**

Analysis has shown that overall crime in the vicinity adjacent to the proposed development is high when compared to other areas in Cardiff and are as follows:

The development is located within the council ward of Adamsdown. Over a period between September 2014 and September 2015 there were 3160 incidents reported to South Wales Police in the Adamsdown ward.

Over the same period the area adjacent to the proposed site saw 368 incidents



reported to South Wales Police which include 42 violent incidents, 31 incidents of anti-social behaviour, 25 thefts, 14 burglaries and 12 damages.

With the above in mind South Wales Police would welcome the opportunity for detailed consultation with the developers with an aim of fully exploring the opportunities for designing out crime prior to any decisions being made. In view of this South Wales Police recommend details/consideration of :

Security and general lighting; Doors and windows; Access Controls; Undercroft Parking access controls and surveillance; Cycle Storage; Internal Areas; CCTV; Smoke/ Fire Alarms; Communal mail delivery; Dwelling Identification; Service Meters; Loft Hatches; and landscaping in order to achieve certification under SWP 'Secured by Design' initiative.

#### 6.4 **Wales and West Utilities**

Have provided an indicative plan of the likely position of their services and equipment in the area which appears to be outside of the boundaries of the site.

### 7. **REPRESENTATIONS**

7.1 **Neighbours** have been consulted and the application has been advertised on site and in the local press as a Major Development.

Objections have been received from 17 residents in Pearl Street, Diamond Street, and Agate Street, close to the development and from residents in Habershon Street, Heath Park Avenue and Gerry Galvin Court.

The principle reasons for objection are

- Lack of available parking in the area and proposed by the development
- Increased Traffic Movements
- Building Scale and Height
- Design being out of keeping
- Lack of historic reverence,
- Waste Management/Rubbish generation
- Will attract transient occupation
- Already too many vacant flats in the bay
- Will place additional pressure on schools places

7.2 Representations of Support have been received from 6 residents from Diamond Street, Pearl St, and Clifton Street, and from 6 persons with residential or local business interests in the area.

The principal reasons for support are

- The redevelopment of the site
- The provision of an underground car park
- The now tiered design
- Agreement to contributions to local amenities

- Cycle parking provision
- Provision of much needed one and two bedroom flats in the area
- Provision of accommodation for young people

## 8. **ANALYSIS**

**This application was first presented to Planning Committee on 18<sup>th</sup> May 2016 but was deferred for the purposes of a Site Visit by Planning Committee on 8<sup>th</sup> June 2016. There is no change to the report's recommendation.**

**Members will note however that there are changes at sections 5.7, 8 and 9 of the report in respect of necessary S106 provisions to allow for the potential for either the provision of an affordable housing scheme to be constructed off site (or) for the receipt of a financial contribution for Affordable Housing. Changes to the report are in bold type.**

### 8.1 **Environmental Impact Assessment**

The works are not a Schedule 2 development for the purposes of assessment under the Environmental Impact Assessment regulations and are not considered to have any significant environmental effects warranting the submission of an Environmental Statement to allow the Local Planning Authority to determine the application.

### 8.2 **Land Use**

The application site is located within an existing residential area. It falls inside the settlement boundary, as shown on the Cardiff Local Development Plan Proposals Map. As such, the existing bingo hall is offered no protection in land use policy terms in this location. The redevelopment of the site for residential purposes is considered acceptable in policy terms.

### 8.3 **Affordable Housing**

The development was originally promoted as an Affordable Housing Development, and there is a recognised Affordable housing need in the area, However as the Applicant is not a Registered Social Landlord and is not partnered by an RSL to deliver the scheme, then the Local Planning Authority has no choice but to consider the scheme as Market Housing to which Affordable Housing Policy would apply.

In this respect the developer has attempted to design a building, an element of which might be independently managed to realise 20% on site affordable provision, however as no RSL has indicated a willingness to take on such accommodation, the Local Authority Housing officer has requested a financial contribution. In this instance, a sum of £667,290 has been calculated as the appropriate payment to secure affordable housing elsewhere. This is considered acceptable.

**The developer has also proposed that there may be potential to construct an affordable housing scheme elsewhere. This would be acceptable to the Housing Manager in principle subject to detail of the nature of accommodation to be provided and its proposed location. The Planning Officer is of the opinion that this could be accommodated within the provision of a S106 agreement subject to an 'either/or' clause.**

#### **8.4 Design**

##### **Scale**

The amended plans provide for a tiered development of a maximum of 5 storeys, but with the highest element set back from the building edge to lessen the perception of height in the street scene. The resulting relationship is therefore of a principally 4 storey feature corner when viewed from ground level. To the rear, as viewed from the rear of properties in Diamond Street, the building would provide for a cascade from five storey to a two and a half storey juxtaposition with adjacent two storey terraced dwellings. Properties at 5 Agate Street and 17 Pearl St. which currently abut the site are approximately 8 1/4m to ridge / 6m to eaves. The new building would join these with approximate eaves of 7m and ridge of 10m which is a lesser increase than provided by the previous building.

The feature corner of the building with a parapet height of approximately 11m in this location and an overall building height of 14.7m above the footway is considered to provide an acceptable relationship with other buildings in the area, especially when considered against the scale and form of the previous building on the site.

##### **Footprint**

The building covers approximately 60% of the available site area whilst preserving the existing front building line. This realises a minimum of 300m<sup>2</sup> of usable private amenity space, which is considered acceptable.

#### **8.5 Access**

The decision to favour access to the apartment stair cores from the rear of the building rather than from the highway elevation is noted but not objectionable. Limiting building access to one entrance only on Agate Street and Pearl Street may act positively in respect of site security also.

#### **8.6 Parking**

Reference to the Adopted Parking Guidelines for Non Central Area /Bay Core Residential Development would require a Minimum of 24 residential car parking spaces, a maximum of 12 Visitor Spaces and a minimum of 83 secure cycle spaces.

The development is therefore policy compliant in respect of off street car parking, and on the assumption that the proposed cycle racks would allow for a bicycle to each side of the rack, policy compliant for cycle parking also.

8.7 It is noted that very many letters of objection describe an existing on street parking situation where demand outstrips supply, as is evident in a number of areas of the city characterised by terraced housing with back to back curtilages or restricted rear access. It is also noted however that many of the surrounding streets are provided with 'Resident Only' badge schemes and it should be clarified that residents of the new development would not be entitled to qualify for this scheme. As such the balance of off street car parking proposed and secure cycle storage is considered supportive of the City's sustainable transport agenda in discouraging use of the private car over more sustainable modes. In addition to this, the proximity of the development to local shops and facilities, public transport, and proximity to the town centre should realise an efficient development where it is less of a necessity to own a car. There is therefore no objection to the development from a car parking perspective.

The Transport Managers comments regarding the potential for an improved car park layout to assist manoeuvring is noted, and an appropriate condition recommended to allow for future adjustment.

#### 8.8 **Amenity Considerations.**

The building is significantly larger than surrounding terraced residences at its highest point, however the scale and site coverage of the former building on the site is a material consideration, and the proposed development is considered to improve substantially on the relationship with adjacent and surrounding buildings to that former structure.

Habitable room windows are set directly to the back of the footway, but this is no different to the arrangement exhibited by many hundreds of dwellings in the area.

Windows to the rear elevation of the building are principally bedroom windows and are located a minimum of 10m from the site boundary with Diamond Street where all residences have approximately 10m long gardens to the rear. This privacy relationship is considered acceptable, and should also allow for better outlook and daylight receipt to those properties.

Potentially adverse amenity implications caused by the noise of operation of the proposed vehicle roller shutter access to under building car parking from Agate Street is however considered by the planning officer to be a potential issue. For this reason the developer is asked to provide a specification for the shutter, or to omit, or relocate it in an alternative location where its operation would be less of an irritant to the immediate neighbour.

Access for pedestrian, cycle, wheel chair or other wheeled transport is considered appropriate.

Amended Plans now provide for a refuse store sited closer to the entrance on Agate Street and for bins to be within 25m of a refuse vehicle parked on Agate Street. This is considered acceptable. A condition is recommended to secure

detail of refuse storage and collection arrangements.

#### **8.9 Pollution**

The development is not considered likely to result in any undue light pollution.

The Pollution Control Officer's comments in respect of potential ground contamination and in respect of potential nuisance caused by traffic noise are noted and concurred with and the application off conditions to require testing and mitigation of such issues if required concurred with.

#### **8.10 Open Space**

The development provides for no on site public open space and the request of the Parks Officer is noted and concurred with in respect of the requirement for a financial contribution toward the provision of new, or enhancement of existing public open space in the area. The figure of £72,969 is considered proportionate to the development proposed, and in accord with the formulae approved within the Council's SPG.

#### **8.11 Community Facilities**

The rationale of the Council's regeneration officer in requesting a financial contribution for improvements to existing community facilities / additional community facilities in the area, and the amount of £27, 542 requested is considered proportionate to the development proposed, and in accord with the formulae approved within the Council's SPG.

No onsite community facilities have been proposed therefore a contribution towards local community facilities is required.

#### **8.12 Equalities**

Section 149 Equality Act 2010 requires that due regard be given to any actual or potential differential impact of the development on the needs of those with protected characteristics.

The scheme includes for a ramped access to a lift and stair core and for lift access from a disabled car parking bay within the basement.

On this basis it is concluded that the proposal results in no apparent abnormal differential impact to those with protected characteristics.

#### **8.13 Other matters raised by objectors**

Call for a replication of Terraced houses.

A number of letters of objection suggest the scheme to be out of keeping or discordant with the terraced cottage vernacular of the area; and suggest that it would be preferable to replicate this form of building.

However the area is also not a conservation area where there is a planning policy presumption to preserve or enhance the particular character of an area; or have reverence to an existing building style and so there would be no policy basis upon which to resist the proposal which is otherwise policy compliant.

#### **8.14 Density**

A number of representations cite the density of development as reason for objection. However TAN 12 and the Council's SPG on infill development would support higher density development as an efficient use of land provided that development can accommodate a reasonable level of amenity space and sustainable parking and servicing arrangements; which this development would allow for.

#### **8.15 Litter**

A number of representations suggest that litter and an excess of on street refuse is the product of subdivision of family residences in the area, of transient occupation, and resultant lack of community pride. However there is nothing to suggest that this development, which will meet the Council's refuse and servicing requirements will result in such a situation or that the one and two bedroomed flat units will not respond to local community accommodation needs or attract transient tenants. If dumping or storage of refuse and litter on the highway were to occur for any reason, though this is not envisaged, then the Council has statutory powers to prosecute any civil offences.

#### **8.16 'The development does not provide for family accommodation'**

The Council has no policy which seeks to promote any particular type of tenure or ownership in any particular area of the city.

#### **8.17 Lack of Historic Reverence**

It is uncertain how any proposed development might incorporate references to the design or use of the former building and history of the site.

#### **8.18 Pressure on Schools**

Consultation has been made with Schools services. No representations have been received. There is evidently potential for the 36 No. two bedroomed units to accommodate children, but considered unlikely that this will be the preferred market, and unlikely that all such units would provide for family accommodation. In any event such numbers are not considered likely to place undue strain on the existing service.

#### **8.19 Levels of vacancy of flatted accommodation within the Cardiff Bay area.**

This is not a material consideration in respect of the acceptability of the environmental/amenity impacts of this proposal.

## 8.20 **Transient Occupation**

There is nothing to suggest that the development would favour transient occupation.

## 9. **SECTION 106 MATTERS**

It is considered reasonable and necessary for the developer to provide financial contributions /works in lieu of the provision of on site:

Affordable Housing	Either the sum of £667,290 or such alternative Affordable Housing provision acceptable to the Housing Manager.
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Public Open Space	£72,969
-------------------	---------

Community Facilities	£27, 542
----------------------	----------

The applicant has agreed to the provision of such contributions.

## 10. **CONCLUSION**

That Outline Planning permission be Granted.



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

**A3** Original Sheet Size

**TOTAL SITE AREA: 1465m<sup>2</sup>**

**Car Parking:**  
 35 No Resident spaces  
 1 No Disabled spaces  
 2 No Visitor spaces  
 48 No Cycle spaces

**SCHEDULE OF ACCOMODATION**

47 No total flats  
 (36 No two bed flats)  
 (11 No one bed flats)

**DRAINAGE NOTES:**

Surface water & Highway drainage to new soakaways to be designed in accordance with BRE 365

**BIN STORAGE:**

Recycling: 5 x 1100L bins  
 Composting: 4 x 1100L bins  
 Waste: 5 x 1100L bins

**Planning Issue**

date	rev	name	chk	note
05/05/16	A	PL	ZM	Bin stores repositioned & entrance widened



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design  
 Systems House 89 Heol Don Cardiff CF14 2AT  
 T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT  
 Proposed erection of new development to form 47 apartments

Riva Bingo, Agate Street, Cardiff, CF24 1PF

DRAWING TITLE  
 Site Plan as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 250	13/03/16	PL	ZM

DRAWING NUMBER	REVISION
P516 L_002	A

Site Plan as Proposed  
 1 : 250



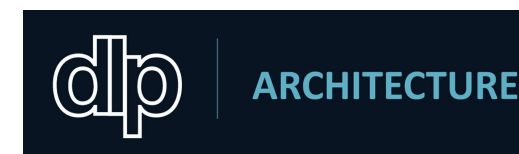


# Ground Floor Plan

1 : 200

## Planning Issue

05/05/16	A	PL	ZM	Bins stores repositioned & entrance widened
date	rev	name	chk	note



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design  
 Systems House 89 Heol Don Cardiff CF14 2AT  
 T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT  
 Proposed erection of new development to form 47 apartments

Riva Bingo, Agate Street, Cardiff, CF24 1PF

DRAWING TITLE  
 Ground Floor Plans as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	11/03/16	PL	ZM

DRAWING NUMBER	REVISION
P516 L_201	A

Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

0mm 50mm

A3 Original Sheet Size



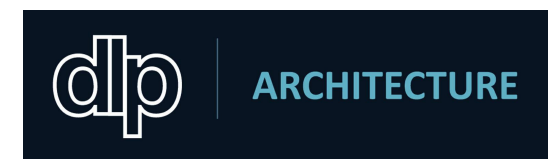
South East Elevation  
1 : 200



South West Elevation  
1 : 200

## Planning Issue

date	rev	name	chk	note
05/05/16	A	PL	ZM	Bins stores repositioned & entrance widened



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design  
Systems House 89 Heol Don Cardiff CF14 2AT  
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT  
Proposed erection of new development to form 47 apartments

Riva Bingo, Agate Street, Cardiff, CF24 1PF

DRAWING TITLE  
Elevations 1 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	11/03/16	PL	ZM

DRAWING NUMBER	REVISION
P516 L_210	A



North East Elevation  
1 : 200



North West Elevation  
1 : 200

## Planning Issue

date	rev	name	chk	note
05/05/16	A	PL	ZM	Bins stores repositioned & entrance widened



Architectural Design - Feasibility - Planning - Building Control - Construction Details - Sustainable Design  
Systems House 89 Heol Don Cardiff CF14 2AT  
T 02920316857 M 07785582007 info@dlparchitecture.co.uk

PROJECT  
Proposed erection of new development to form 47 apartments

Riva Bingo, Agate Street, Cardiff, CF24 1PF

DRAWING TITLE  
Elevations 2 of 2 as Proposed

SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	11/03/16	PL	ZM

DRAWING NUMBER	REVISION
P516 L_211	A

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COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/00720/MJR** APPLICATION DATE: 12/04/2016

ED: **BUTETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: COAL AND BRICK LIMITED

LOCATION: HSBC BANK PLC, 97 BUTE STREET, BUTETOWN, CARDIFF,  
CF10 5NA

PROPOSAL: FULL PLANNING PERMISSION FOR THE RENOVATION,  
EXTENSION AND CHANGE OF USE OF 97-100 BUTE  
STREET TO CREATE A RESTAURANT (CLASS A3) AND 16  
APARTMENTS INCLUDING NEW PENTHOUSE (CLASS C3) ;  
MODIFICATION / EXTENSION OF LOADING BAY BUILDING  
FRONTING JAMES STREET AND ASSOCIATED EXTERNAL  
ALTERATIONS

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit – 18 Months
2. Planning Permission is granted for the development detailed on drawing references:

J15/22	P001	A	Site and Block plan
J15/22	P002	B	Site plan indicating demolition zone
J15/22	P003	A	Existing Basement Plan
J15/22	P004	A	Existing Ground Floor Plan
J15/22	P005	A	Existing First Floor Plan
J15/22	P006	A	Existing Second Floor Plan
J15/22	P007	A	Existing Third Floor Plan
J15/22	P008	B	Existing Roof Level Plan
J15/22	P009	A	Existing Street Scene (N&S)
J15/22	P010	A	Existing Elevations East
J15/22	P011	A	Existing Elevations West
J15/22	P012	A	Existing Elevations South
J15/22	P013	A	Existing Elevations North
J15/22	P014	A	Existing Light Well Elevations
J15/22	P015	D	proposed Site Plan
J15/22	P016	C	Proposed Basement Plan
J15/22	P017	B	Proposed Ground Floor plan
J15/22	P018	B	Proposed First Floor Plan
J15/22	P019	B	Proposed Second Floor Plan
J15/22	P020	B	Proposed Third floor Plan
J15/22	P021	D	Proposed Penthouse Floor Plan
J15/22	P022	E	Proposed Roof Plan

J15/22	P023	C	Proposed Street Scenes (N&S)
J15/22	P024	B	Proposed N Elevation
J15/22	P025	B	Proposed East elevation
J15/22	P026	B	Proposed South Elevation
J15/22	P027	C	Proposed South Elevation

Reason: For the avoidance of doubt

3. Prior to the beneficial use of any part of the development for the purposes approved, a waste management strategy including for the storage and collection of both residential and commercial wastes and materials for recycling shall be submitted to and approved by the Local Planning Authority in Wring and wastes from the development shall thereafter be managed in accordance with the approved Waste Management Plan.

Reason: To ensure for a sustainable management of wastes.

4. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

Reason: To ensure that the safety of future occupiers is not prejudiced.

5. Prior to the commencement of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority.

This assessment must be carried out by or under the direction of a

suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment.

6. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health,

controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. The remediation scheme approved by condition 7 above must be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a



remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced.

10. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.  
Reason: To ensure that the safety of future occupiers is not prejudiced.

11. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be provided with sound insulation measures to reduce the impacts of such noise.

The sound insulation measures shall look to ensure that no habitable room in the building is subject to noise levels in excess of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night.

The submitted scheme shall also look to provide habitable rooms with active acoustic dampening mechanical ventilation units. Each ventilation unit shall provide (with air filter in position), by itself or with an integral air

supply duct and cowl (or grille), variable ventilation rates ranging from –

- 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

The methodology of achieving any necessary sound insulation measures shall have special regard to the character of the building as a building of architectural and historic interest and of any features of the building that positively contribute to that character.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed.

Reason: To ensure that the amenities of future occupiers are protected.

12. A scheme of sound insulation works to the (floor/ceiling) /(party walls) between adjoining retail, commercial, and residential units shall be submitted to and agreed by the Local Planning Authority in writing and implemented in full prior to the beneficial use of any part of the development hereby approved.

The methodology of achieving any necessary sound insulation measures shall have special regard to the character of the building as a building of architectural and historic interest and of any features of the building that positively contribute to that character.

Reason: To ensure that the amenities of all occupants/users are protected.

13. No development shall take place until a scheme for the drainage of the site and any connection to the existing drainage system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme is carried out and completed as approved.

Reason: To ensure an orderly form of development.

14. The restaurant use of the building shall not operate, or members of the public be allowed to remain in the premises outside of the hours of 08.00 - 23.00 hours Monday to Fridays, 08.00 - 00.00 hours on Saturdays, and 10.00 and 22.00 on Sundays..

Reason: To ensure for the amenities of residents.

15. There shall be no arrival, departure, loading or unloading of delivery vehicles outside the hours of 08:00 and 18:00.

Reason: To ensure for the amenities of residents..

16. The rating level of the noise emitted from fixed plant and equipment on

the site (including noise from Kitchen extraction systems) shall not exceed the existing background noise level at any time by more than -10dB(A) at any residential property when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure for the amenities of residents

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) no sale of hot food for consumption off the premises shall take place from the premises.

Reason: To ensure for the amenities of residents

18. Notwithstanding the details submitted with the application, the extraction of all fumes from the food preparation areas shall be mechanically extracted via a route and to a point to be agreed in writing by the Local Planning Authority in writing, and the extraction system shall be provided with a de-odorising filter.

All equipment shall be so mounted and installed so as not to give rise to any noise nuisance or visual intrusion and shall include for, if necessary, a means of visual screening.

Details of the above equipment including any ductwork, pumps, fans, filters, flues, and chimney shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of any commercial cooking of food. The equipment shall thereafter be maintained in accordance with the manufacturers' guidelines, such guidelines having previously been agreed by the Local Planning Authority in writing.

Reason: To ensure for the amenities of residents

19. The commercial element of the development shall be used for the purpose specified in the application (as a restaurant\*) and for no other purpose (including any other purpose in Class A3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order, or any other use as may otherwise be permitted as a change of use from that class as provided by the General Permitted Development Order 1995 (as amended) or in any provision in any statutory instrument amending, revoking or re-enacting that Order.

\* For the avoidance of doubt a restaurant is a premise where the principal characteristic of the use is that of the sale of food for consumption on the premises. This may include for the ancillary sale of drink to accompany food, but does not provide for the sale of drink as the principal or significant use of the premises.

Reason: Other uses within Class A3 could prejudice the amenities of the area

20. No development shall take place until a scheme showing the architectural detailing of the rear infill extension and roof extension has been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme..

Reason: Such detail has not been produced to date and to ensure that such detail will preserve and enhance the character of the Mont Stuart Square Conservation Area.
21. No development shall take place until samples of the external finishing materials have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area and will not detract from the aesthetic of the building.
22. Notwithstandiing the submitted details, The development shall be provided with a secure and covered store for the safe storage of cycles in accordance with the ratios contained within the approved parking guidelines and in accordance with a scheme of detail which shall first have been submitted to and approved in writing by the local planning authority. The approved store shall be provided prior to the development being put into beneficial use and thereafter shall be so maintained and shall not be used for any other purpose.

Reason: To ensure that adequate provision is made for sustainable transport modes.
23. No part of the works/development hereby permitted shall be commenced until a scheme of demolition/construction management has been submitted to and approved in writing by the Local Planning Authority, to include as required, details of any site hoardings, site access, contractor parking, construction vehicle routes, hours of operation, wheel washing facilities, dust control measures, and other such matters proposed specifically to mitigate against the impact of development on adjoining neighbours and to ensure for controlled and safe access to, and maintenance of the free flow of pedestrains and traffic along the public highway. Demolitions and Construction of the development shall thereafter be managed strictly in accordance with the scheme so approved.

Reason: In the interests of highway safety and public amenity.
24. The car parking areas/spaces shown on the approved plans shall be provided prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.

25. Upon first occupation, each resident/apartment shall be provided with a welcome pack, describing and promoting the use of public transport options and other alternative sustainable transport modes and facilities in the area over use of the private car.

Reason: To encourage the use of sustainable transport modes and reduce reliance on car based transport.

**RECOMMENDATION 2** : That the applicant be advised that: the contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates/ soils) are chemically suitable for the proposed end use.

Under no circumstances should controlled waste be imported. It is an offence under Section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site;

- (i) Unprocessed / unsorted demolition wastes; Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances; Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed.

The safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMENDATION 3** : That the applicant be advised to protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800

hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 4** : That the applicant be reminded, that irrespective of the granting of planning permission, that no works to the building can be undertaken until such time as Listed Building Consent has been granted for the works proposed and any relevant conditions discharged.

**RECOMMENDATION 5** : That the applicant be advised that the building has the potential to accommodate bats, and that bats are a protected species. The applicant is therefore encouraged to undertake a further bat survey prior to the commencement of any works and to seek such licences as may be required from Natural Resources Wales as may be necessary if bats are found to be present as the disturbance of bats is an Offence in law.

**RECOMMENDATION 6** : Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development , and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

## 1. **DESCRIPTION OF DEVELOPMENT**

- 1.1 Full planning permission is sought for the conversion of the former Grade II Listed HSBC Bank located on the Corner of Bute Street and James Street for purposes of a ground floor restaurant (class A3) and 16 apartments (class C3). The proposals include for a new rooftop penthouse apartment to the building and would also incorporate the unlisted service building adjacent to the bank on James Street..
- 1.2 The scheme would utilise the surface level car park fronting James Street a short distance to the west for off street car parking.

## 2. **DESCRIPTION OF THE SITE**

- 2.1 James Street and Bute Street form a busy corner junction in terms of vehicular and pedestrian traffic in this area.
- 2.2 The former HSBC (Midland) bank is a Grade II Listed Building of two principal builds, but which are aesthetically very similar and read as a single building with long frontage to Bute Street. The corner building was constructed in 1874 for Cory Bros, coal owners and exporters, and was altered and extended to the South by Henry Budgen, in 1914. The building is constructed over four storeys with 10 bays facing Bute Street, 7 bays facing James Street with freestone detailing. Principal materials are Bathstone and yellow brick with columns in red and grey granite.
- 2.3 Along Bute Street the building is bounded to the south by a contrastingly modern unlisted 4 storey residential building (Embassy House) with a

commercial outlet to ground floor; and then by the Packet Public House further to the South again; this building has a rear beer garden to the west.. The Packet is a traditional sneaked fronted penant façade with Bathstone detailing to Bute Street but presents a rendered and more recently constructed brick annexe projection to New George Street to the south.

- 2.4 To the west, on James Street, the building is adjoined by an unlisted two storey motor garage with a large roller shutter and painted render upper storey presentation to James Street.

Both of the above unlisted buildings are included within the application site.

- 2.5 Further west, two 4 storey units with commercial GF frontages front James Street, but do not form part of the application site. Further to the west again is a surface level car park enclosed by a brick wall and gates which forms the western part of the application site, and abuts a pedestrian access lane to Louisa Place, a relatively modern estate of red brick terraced houses and flats.
- 2.6 To the south of the properties fronting James Street, are located two semi-detached dwelling houses and respective garden curtilages (32 and 33 Louisa Place)

## 2. **SITE HISTORY**

- 3.1 Since 1997 the HSBC bank has seen numerous applications for minor works and signage related to changes in branding of the bank.
- 3.2 Planning Permission 00/01152/C also permitted the alteration of the roof of the building to accommodate a series of roof condensers and a new lift motor overrun as the building was made more easily accessible.
- 3.3 The building was Listed as being of architectural and historic interest in 1975 which was reconfirmed/updated in 1998
- 3.4 In the days of early Listing however, little attention was payed to the interior of Listed Buildings, and the bank has seen much interior modernisation, its special interest now being principally derived from its external facades.

## 4. **POLICY FRAMEWORK**

### Planning Policy Wales Edition 9, November 2016

Chapter 6 - Conserving the Historic

Chapter 7 - Economic Development

Chapter 8 - Transport

Chapter 9 - Housing

Chapter 13 - Minimising and Managing Environmental Risks and Pollution

### WG Technical Advice Notes

TAN 2: Planning for Affordable Housing (2006)  
TAN 11: Noise (1997)  
TAN 12: Design (2009)  
TAN 15: Development and Flood Risk (2004)

Welsh Office Circular

1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales 02/02/98  
61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas 05/12/96

Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

KP5: GOOD QUALITY AND SUSTAINABLE DESIGN  
KP10: CENTRAL AND BAY BUSINESS AREAS  
KP12: WASTE  
KP17: BUILT HERITAGE  
H2: CONVERSION TO RESIDENTIAL USE  
H3: AFFORDABLE HOUSING  
H6: CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE  
EC3: ALTERNATIVE USE OF EMPLOYMENT LAND AND PREMISES  
EC4: PROTECTING OFFICES IN THE CENTRAL AND BAY BUSINESS AREAS  
EN7: PRIORITY HABITATS AND SPECIES  
EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT  
EN10: WATER SENSITIVE DESIGN  
EN13: AIR, NOISE, LIGHT POLLUTION AND LAND CONTAMINATION  
EN14: FLOOD RISK  
  
T1: WALKING AND CYCLING  
T5: MANAGING TRANSPORT IMPACTS  
T6: IMPACT ON TRANSPORT NETWORKS AND SERVICES  
R4: DISTRICT CENTRES  
R8: FOOD AND DRINK USES  
C1: COMMUNITY FACILITIES  
W2: PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

Supplementary Planning Guidance to Adopted LDP

Waste Collection & Storage Facilities Oct 2016  
Planning Obligations Jan 2017



## Other Material Considerations

Section 149 Equality Act 2010

Mount Stuart Square Conservation Area Appraisal

Supplementary Planning Guidance to former Local Plan, considered material insofar as it is the latest locally approved guidance, which has been formulated in the context of National Guidance and Advice.

Access, Circulation and Parking Standards Jan 2010

Restaurants, Takeaways and Other Food & Drink Uses Jun 96

### 5. **INTERNAL CONSULTEE RESPONSES**

#### 5.1 **Waste Manager**

The bin storage area location indicated within current site plans is acceptable. However, further details of the bin enclosure are required. Please show the refuse storage area is large enough to accommodate the following recommended provisions for 24 apartments:

Dry Recyclables:	3 x 1100 litre bulk bins
Food waste:	1 x 240 litre bins
General waste:	3 x 1100 litre bulk bins

The applicant must show the following requirements can be met:

- Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage.
- Adequate lighting must be provided, and good natural ventilation if bins are completely enclosed.
- Details of how waste will be accessed is required. Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open. (Note: The collection vehicle will be remaining on James Street.)
- The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps.
- Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle.

Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. Please contact the Waste Management's commercial department for further information on 02920 717504.

Refuse storage, once implemented, must be retained for future use  
Please refer the agent/architect to the Waste Collection and Storage Facilities  
Supplementary Planning Guidance for further relevant information.  
If you or the agent have any further queries, about this proposal please do not  
hesitate to contact me.

## 5.2 **Pollution Control Officer – Contaminated Land**

In reviewing available records and the application for the proposed development, the site has been identified as formerly commercial uses including offices and car park. Activities associated with this use may have caused the land to become contaminated and therefore may give rise to potential risks to human health and the environment for the proposed end use. In addition former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use. Should there be any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of the following conditions and informative statements in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with the Cardiff Local Development Plan:

- Ground gas protection
- Contaminated land measures – assessment
- Contaminated land measures – remediation & verification plan
- Contaminated land measures - remediation & verification
- Contaminated land measures – unforeseen contamination
- Imported aggregates
- Use of site won materials

together with a contamination and unstable land advisory notice.

## 5.3 **Housing Manager**

In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 16 units (3 units) is sought on this brown-field site.

Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development in a listed building, all of which could affect

the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, we would be prepared to accept financial contribution in lieu of on-site affordable housing provision

On the basis of the above, we would seek a financial contribution of £232,290 (in lieu of 3 units) which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).

#### **5.4 Pollution Control Noise and Air**

Require conditions relating to :

- Insulation of road traffic noise;
- Sound insulation between party wall and floors;
- Limitation of noise outside specified hours of operation (08.00 - 18.00 hours Monday to Fridays and 08.00 - 13.00 hours on Saturdays).
- Restricted delivery times (within the hours of 08:00 & 16:00)
- Plant noise limitation (background -10db(a) at any residential property)
- No Takeaway Sales
- Kitchen Extraction Equipment

together with a construction site noise advisory notice.

#### **5.5 Parks Officer**

The Council's Supplementary Planning Guidance requires provision of a satisfactory level and standard of open space on all new housing developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.

Based on the provision of 15x 3 room/2bed apartments and 1x 7 room /4 bed penthouse apartment, and the provision of no on site public open space, it is considered appropriate to require a financial contribution toward the maintenance and enhancement of public open space in the locality (details to be confirmed and subject to Local Member input of £31,230.

#### **5.6 Transportation Officer**

The transportation officer raises no objection to the principle of the scheme but seeks clarification of the number and location of the cycle store, access, clarification of cycle parking provision for restaurant staff / customers, clarification of car parking space allocation (Spaces 8 and 10 appear to be constrained by 7 and 9); location and access to refuse store for residents and refuse collection team; any disabled parking space; potential for drop-off area for restaurant staff / customers / home delivery etc; tracking requirement for restaurant service access; parking / unloading for restaurant facility; tactile surface proposals if on highway; and would require conditions relating to a construction management plan.

## 5.7 **Ecologist**

Suggests that the building may provide a habitat for bats, noting the submitted preliminary bat survey submitted with the application, and suggests that a further survey be undertaken prior to the commencement of works, in line with the recommendations of that report. The applicant should in any event be reminded that bats are a protected species.

## 6. **EXTERNAL CONSULTEE RESPONSES**

### 6.1 **Welsh Water**

Have confirmed that the site is crossed by two large diameter brick work sewers. One underneath the existing HSBC building and the second located on the western boundary near the existing car park.

Whilst the first sewer has already been built over, Welsh Water would require a 10 metre No build easement either side of the centre line of the western sewer.

*This would not appear to conflict with the continued use of the car park area for such purposes as proposed under this application as amended.*

### 6.2 **Natural Resources Wales**

Natural Resources Wales (NRW) has no objection to the proposed development as submitted from a flood risk perspective subject to the recommendations of the Flood Consequences Assessment submitted with the planning Application.

### 6.3 **South Wales Police**

Would encourage the developer to seek 'Secured by Design' accreditation for the scheme and have made a number of recommendations regarding access specifications, security, cctv, and lighting. A copy of the detailed comments have been sent to the applicant.

### 6.4 **Glamorgan and Gwent Archaeological Trust**

We do not have any objections to the granting of the application on archaeological grounds. However, we agree with the Heritage Assessment that the building is of historic importance.

Therefore in order to preserve this structure by record we strongly recommend that a survey is made prior to work commencing.

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in

Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

*No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority*

*Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

We also recommend that a note should be attached to the planning consent explaining that:

*The archaeological work must be undertaken to the Chartered Institute for Archaeologists (CIfA), "Standard and Guidance for Building Recording" ([www.archaeologists.net/codes/ifa](http://www.archaeologists.net/codes/ifa)) and it is recommended that it is carried out either by a CIfA Registered Organisation ([www.archaeologists.net/ro](http://www.archaeologists.net/ro)) or an accredited Member.*

A list of archaeological contractors who have indicated their availability to work in Wales is available from <http://www.archaeologists.net/ro>

## 6.5 **The Victorian Society**

While we accept the principle of converting the listed building to the mix of uses proposed, we object to this application, which would cause a high degree of unjustified harm to the listed building and surrounding Mount Stuart Square Conservation Area.

97-100 Bute Street is amongst the very finest architectural manifestations of Cardiff's nineteenth and early twentieth-century prosperity. The building is imposing in scale, commanding its site, and serving a landmark role in this part of the Conservation Area.

Its command of the local streetscape is accentuated by the lack of buildings of a comparable height to either side. Its elevations display a richness of decoration and bravura detailing of a very high quality. This extends to its impressive number and variety of materials: yellow brick, bath stone, terracotta, and grey and pink granite.

Despite its periodic alterations and phased development it retains great coherence and integrity. The Buildings of Wales describes the building as being "*like an overblown Venetian palazzo, the details a mélange such as only High Victorians could conceive*".

There are a number of strands to this proposal. As far as 97-100 Bute Street is concerned, it is proposed to convert the ground floor to restaurant use and the upper floors to residential. An extension across the listed building and Embassy

House is proposed to host a penthouse flat.

Consent is also sought for two new buildings on James Street: one immediately abutting and linked to the listed building to replace an existing three-storey structure, and the other at the west end of the same block, on the site of a car park.

This is one of the finest commercial buildings in Cardiff and any proposals for its adaptation and alteration must be very carefully considered. The principle of restaurant and residential uses is one we accept. However, we would welcome more information on the significance of the fabric that would be removed from the ground floor. It is important that all the panelling is retained.

We object to the roof extension proposed, which would be visible from a number of angles, but particularly from the south. The palazzo architectural idiom, its carefully contrived Italianate composition, increasingly detailed on its upper levels, and a roofline defined by a rhythmic parapet, is one that does not lend itself to upward extension or addition. A roof extension would therefore be an incongruous and disruptive addition. From Bute Place, the roof extension would appear an inappropriate addition, creating the (albeit false) illusion that the listed building is little more than a retained façade. It would cause harm to both the listed building and the Mount Stuart Square Conservation Area and should be omitted from the scheme.

Accurate, detailed CGIs should be generated in order to give an accurate representation of the likely visual impact of the penthouse extension. Without them the Council is not in a position to make a genuinely informed judgement.

The applicant has failed to demonstrate the need for the additional space a roof extension would provide. Any case from necessity for a roof extension is further undermined by the inclusion in the scheme of the two plots on James Street, which would be redeveloped with new buildings. The heavy massing and poor detailing of the proposed five-storey building at the block's west end should be refined.

Nevertheless, it is acceptable in principle and, if the applicant is able to demonstrate the need for additional accommodation in order to make the scheme viable, it is this building – and not the roof of the listed building – that should provide it.

The building adjoining the listed building on James Street would be replaced with what would essentially be a tall four-storey extension to it. While we accept the approach of linking it to the listed building, we recommend that it is reduced by a storey, thereby maintaining the primacy of the listed building in the Conservation Area. The Conservation Area Appraisal notes that much of the townscape of the Conservation Area is defined by its mix of large-scale public and commercial buildings and smaller – and usually earlier – domestic properties. By erecting such a tall residential building directly adjoining the listed building, this important characteristic of the Conservation Area's special interest would be diminished.

97-100 Bute Street proudly and splendidly evokes the extraordinary wealth Cardiff enjoyed at the end of the nineteenth century. It is one of the City's best historic commercial buildings, one that plays a major and defining role in the Mount Stuart Square Conservation Area. Implementation of this scheme – particularly the roof extension – would have a harmful and unjustified impact on the fabric and setting of both designated heritage assets. Unless the application is reworked and amended in accordance with our advice then we object and urge you to refuse it consent.

## 7. **REPRESENTATIONS**

- 7.1 The application has been advertised in accordance with Statutory requirements, Ward Members have been consulted and neighbours advised of the application.
- 7.2 The occupier of 40 Louisa Place objects to the application on grounds of loss of Public Parking; likely increase illegal parking in nearby residential areas, that it is unrealistic to expect that the occupants of the new flats will only have bicycles and will not receive visitors with cars; and on grounds of general increase in traffic on already congested roads..  
*(These comments were received in response to an earlier consultation and proposal which did not retain the surface level car park)*

## 8. **ANALYSIS**

### 8.1 **Environmental Impact Assessment**

The works are not a Schedule 2 development for the purposes of assessment under the Environmental Impact Assessment regulations and are not considered to have any significant environmental effects warranting the submission of an Environmental Statement to allow the Local Planning Authority to understand the environmental implications of the scheme.

### 8.2 **Land Use**

The application site is located within the Bute Street/James Street District Centre and in the Central and Bay Business Area as defined by the adopted LDP Proposals Map. The application should therefore be assessed against Policy R4 and Policy KP10, also of relevance is Policy R8.

Policy R4 aims to promote and protect the shopping role of district centres and favours retail, office, leisure and community facilities within District Centres. Criterion (iv) permits proposals for uses other than Class A1 at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages. Applications for changes of use that involve new non-shopping uses in vacant premises will be considered in the light of:

- The vacancy rate in the surrounding area; and

- Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use.

Policy KP10 considers new offices, residential and commercial uses are appropriate within the Central and Bay Business Areas.

Also of relevance is Policy R8 which considers that food and drink uses are most appropriately located in the city centre, the inner harbour/waterfront area of Cardiff Bay (Bay Business Area) and District and Local centres, subject to amenity considerations, highway matters, crime considerations and where they do not cause unacceptable harm to the shopping role and character of designated centres.

The premises were formerly occupied by a bank and have been vacant since 2014 and are therefore not contributing to the vitality and viability of the frontage or the centre as a whole.

The proposal would not result in the loss of an active A1 unit and the A3 use would create an active frontage. The residential element of the application would increase the footfall in the centre which would positively benefit the centre's vitality and viability.

Assessed against this policy framework and given the location of the application premises in close proximity to the waterfront area of Cardiff Bay, the proposal raises no land use policy concerns.

### **8.3 Housing**

The proposal would provide for 15 No. two bed apartments, and 1x No. 4 bed Penthouse.

The apartments are generous in size and are not objected to in respect of the quality of accommodation proposed.

Issues of traffic impact and sound insulation from the commercial use of the ground floor, and the area generally, are considered likely to be able to be addressed by appropriate sound insulation measures.

As the development is for more than 5 residential units, the Housing Managers request for a financial contribution in lieu of the on site provision of affordable housing is noted. This is considered within S9 of this report

### **8.4 Public Open Space**

The Parks Officer's comments are noted as is his request for a financial contribution to maintain existing public open space in the vicinity. This is also considered within S9 of this report.



## 8.5 **Economy**

The building has been empty since 2014. The proposal is therefore considered to be beneficial in terms of contributing to the regeneration of the area in providing high quality living accommodation in the area but also retaining a commercial use, and associated employment opportunities with the shopping and commercial context of the bay. This is welcomed.

## 8.6 **The Natural Environment**

The vacancy of the building and its stonework detailing may have made it attractive to bats (Although none were detected at the time of the Planning Officer's site inspection). The Ecologist's recommendation that the developer should undertake a further bat survey before undertaking any work, and that the developer should be reminded of the protected status of bats is concurred with.

Should the building be found to be home to bats, a licence will need to be obtained to disturb them from Natural Resources Wales and any necessary mitigation agreed. The applicant can be advised of this, by means of an advisory notice.

## 8.7 **Pollution**

Noise and Air

The pollution control Officers observations are noted, however the status of the building as a listed building would preclude a double glazing and mechanically ventilated solution to achieving aspired levels of sound insulation to mitigate traffic noise and other noise transmission. Standard conditions are therefore recommended to be modified to allow for a situation where a lesser level of insulation would be accepted where retention of historic fabric is considered the priority.

## 8.8 **Contamination**

The conditions requested by the contaminated land officer are concurred with and are recommended .

## 8.9 **Flood Risk**

The submitted flood consequences assessment suggests that the threat and consequences of an extreme flood event could be appropriately managed. The provision of residential accommodation at the higher levels of the building should ensure that human health is assured and that basement and ground floor accommodation would need to address the potential for fabric damage only.

## 8.10 **Transport**

As originally submitted the scheme proposed a new build development on James Street in the area of the surface level bank car park. This element of the scheme has been removed because of complications relating to the easement of a sewer in close proximity of that site and the area is to be retained as existing as a surface level car park..

The transport officers comments are noted. The additional information required can be secured by condition.

8.11 The retained car park would appear to be able to accommodate sufficient residential vehicle parking, cycle storage and refuse facilities to meet planning policy requirements. The commercial delivery bay would not operate any differently to that which existed during the use of the building as a bank and it is not proposed to require a tracking diagram to establish this..

8.12 The building is located in the central area/bay core where minimum levels of car parking space is promoted. The site would appear to have adequate space for cycle storage at approved ratios, and details of construction management and amenity provisions during construction can be required by the submission of a construction management plan.

8.13 On this basis the planning officer raises no objection to the proposals from a transportation perspective and considers the detail of transport to be appropriately controlled by planning condition.

## 8.14 **Waste Management**

The site would appear to have adequate capacity for waste storage including any revised or required bin specification. A waste management strategy can be required by means of condition.

## 8.15 **The Historic Environment / Design**

The building is Listed Grade II and a parallel application for Listed Building Consent has been submitted to seek consent for any works which would affect the character of the building as a building of architectural historic interest.

8.16 For Planning Purposes, the Local Planning Authority has a duty, in consideration of their determination of this application, to have special regard to the desirability of preserving the building, and any features of architectural and historic interest which it possesses.

8.17 The application is therefore welcomed in principle as the development would revitalise a large long term vacant Listed Building with evidently little interest in uptake for its original office purpose.

8.18 The proposals are considered to pay appropriate regard to the remaining special interest of the building. The GGAT suggestion that the building should

be recorded prior to works commencing is noted, however the justification statement/statement of significance submitted with the parallel listed building consent application is considered to make adequate account of the building and further recording would not seem reasonable in this instance.

- 8.19 The principal changes proposed by the scheme are the rationalisation of the rear roof forms of Embassy House in Bute Street and the rear (southern) roof forms of the extended bank to provide for a new penthouse suite. This would not impact on any historic features of merit. The impact of the structure on the character of the conservation area is also not considered detrimental, as the character of the area is quite diverse in terms of building form, aesthetic and roofscape. Although the Penthouse would extend over the rooftop of the bank, it is set well back from the edges of the building and would not be seen at close quarters, and would read as a separate entity from mid and long distance views. Views from the North looking southward would also have the inclined roof slopes at the front (N) of the bank, and chimney structures forward of the Penthouse flat which would further accentuate the appearance of the Penthouse as a separate backdrop building.
- 8.20 The penthouse would be visible from the south (George Street) but would reflect the relatively modern appearance of Embassy house and of the extended bank building from this direction, which does not currently provide a historic aesthetic to the building.
- 8.21 The modification of the garage building to James Street would increase the height of that building by an additional storey, but neither the existing or proposed building currently read as an integral part of the adjacent bank, and this will not change. Although the proposed structure will be taller than the existing, it will not exceed the eaves height of the bank, and will remain as a subservient and separate entity. This said the new façade will share window cill and lintel heights with the bank as opposed to the adjacent commercial building, which will regularise the façade presentation, but this will be expressed in a different architectural language to the bank, which is considered appropriate.
- 8.22 Overall the new works are not considered to detract from the character of the conservation area, and to have appropriate regard to the Listed Building and its setting.
- 8.23 The scheme does not propose any modification of the highway frontages of the existing bank which will continue to positively contribute to the character of the area. The alterations to the façade of the service building to James Street which has a large roller shutter door with windows above will not be significantly altered in character by the addition of an additional storey. This building has a distinctly different appearance to the James street façade of the bank and will continue to do so.
- 8.24 The internal layout has been designed in order that the outlook from principal living areas does not result in any undue privacy implications for neighbours. The infilling of a light well to the rear of the building would bring windows closer

to the rear enclosure of commercial premises on Bute Street, but it is not considered that the relationship would be significantly different to that existing between those premises and the existing lightwell windows. Neither windows overlook the domestic curtilages of the properties in Louisa Place, which are also provided with a degree of tree screening.

#### 8.25 Equalities

Section 149 Equality Act 2010 requires that due regard be given to any actual or potential differential impact of the development on the needs of those with protected characteristics.

The restaurant element of the proposal, which will provide a service to members of the public will maintain a level/ramped access. The existing lift in the building will be retained to upper floors.

On this basis It is concluded that the proposal results in no apparent abnormal differential impact.

- 8.26 Overall the design is considered to make efficient use of the building and existing arrangement and is supported.

### 9. **SECTION 106 MATTERS**

- 9.1 The requests of the Housing Officer and Parks Officer in respect of financial contributions in lieu of the on-site provision of affordable housing and public open space are noted. However the applicant has submitted a viability appraisal which suggests that the scheme cannot deliver the required payments whilst maintaining a positive residual land value.
- 9.2 The appraisal has been submitted to the District Valuer who confirms the above position, but also suggests that if the Committee are minded to approve the development without any S106 contributions, that a timescale for delivery should be agreed, or a trigger confirmed, which if not met, would require a further viability review.
- 9.3 The applicant has therefore been approached to confirm that the development would come to fruition quickly, and the perceived benefit of the development in terms delivering the reuse of a long term vacant listed building and as a contribution to the regeneration of the area realised in a timely manner.
- 9.4 The applicant has confirmed that it is their intention to begin the scheme within a year, and the planning officer therefore recommends that the implantation period for any consent as may be granted be reduced to 18 months (as opposed to the normal 5 years).

On this basis it is recommended to planning committee that the development be supported, and that Planning Permission be Granted.

10. **RECOMMENDATION**

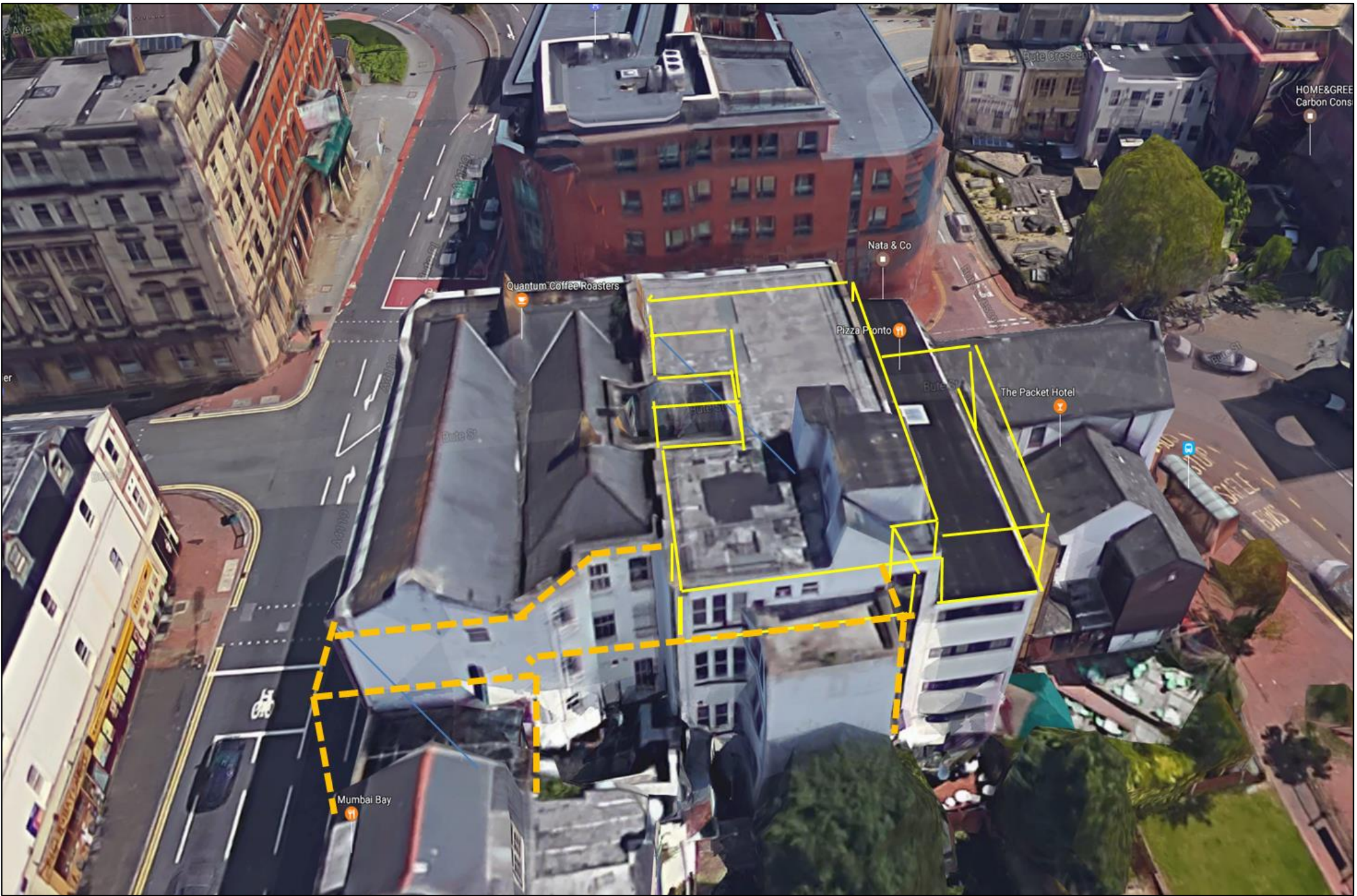
That Planning Permission be Granted subject to conditions and subject to development commencing within 18 Months..



EXISTING NORTH STREET SCENE



PROPOSED NORTH STREET SCENE



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COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/00721/MJR** APPLICATION DATE: 12/04/2016

ED: **BUTETOWN**

APP: TYPE: Listed Building Consent

APPLICANT: COAL AND BRICK LIMITED

LOCATION: HSBC BANK PLC, 97 BUTE STREET, BUTETOWN, CARDIFF, CF10 5NA

PROPOSAL: LISTED BUILDING CONSENT FOR WORKS TO FACILITATE THE RENOVATION, EXTENSION AND CHANGE OF USE OF 97-100 BUTE STREET TO CREATE A RESTAURANT (CLASS A3) AND 16 APARTMENTS INCLUDING NEW PENTHOUSE (CLASS C3); AND ASSOCIATED EXTERNAL ALTERATIONS

**RECOMMENDATION** : That, subject to Cadw not wishing to call in the application for determination by the Welsh Ministers, that Listed Building Consent be **GRANTED** subject to the following conditions:

1. C02 Statutory Time Limit - Listed Building
2. Listed Building Consent is granted for the development detailed on drawing references:

J15/22	P001 A	Site and Block plan
J15/22	P002 B	Site plan indicating demolition zone
J15/22	P003 A	Existing Basement Plan
J15/22	P004 A	Existing Ground Floor Plan
J15/22	P005 A	Existing First Floor Plan
J15/22	P006 A	Existing Second Floor Plan
J15/22	P007 A	Existing Third Floor Plan
J15/22	P008 B	Existing Roof Level Plan
J15/22	P009 A	Existing Street Scene (N&S)
J15/22	P010 A	Existing Elevations East
J15/22	P011 A	Existing Elevations West
J15/22	P012 A	Existing Elevations South
J15/22	P013 A	Existing Elevations North
J15/22	P014 A	Existing Light Well Elevations
J15/22	P015 D	proposed Site Plan
J15/22	P016 C	Proposed Basement Plan
J15/22	P017 B	Proposed Ground Floor plan
J15/22	P018 B	Proposed First Floor Plan
J15/22	P019 B	Proposed Second Floor Plan
J15/22	P020 B	Proposed Third floor Plan
J15/22	P021 D	Proposed Penthouse Floor Plan
J15/22	P022 E	Proposed Roof Plan
J15/22	P023 C	Proposed Street Scenes (N&S)

J15/22	P024 B	Proposed N Elevation
J15/22	P025 B	Proposed East elevation
J15/22	P026 B	Proposed South Elevation
J15/22	P027 C	Proposed South Elevation

Reason: For the avoidance of doubt

3. No sound insulation or acoustic ventilation measures shall be provided in the building until such time as details of the same have been provided to and approved by the Local Planning Authority in writing.

The methodology of achieving sound insulation and acoustic ventilation shall have special regard to the character of the building as a building of architectural and historic interest and of any features of the building that positively contribute to that character.

Reason: To ensure that the system will have minimal impact on any remaining historic fabric.

4. No fume extraction system shall be provided within or be attached to the building until such time as full details of the same have been submitted to and approved by the Local Planning Authority in writing.

The design and methodology of providing any fume extraction system including the location of any plant, ductwork, flue or chimney, of its visibility externally, and of any necessary building penetrations required to install the system shall have special regard to the character of the building as a building of architectural and historic interest and of any features of the building that positively contribute to that character.

Reason: To ensure that the system will have minimal impact on any remaining historic fabric.

5. The detail of the interface of the new stud walling and the existing ground floor ceiling arrangement required to form the new cycle store as indicated on approved plan reference P017 B shall be provided in accordance with details which shall first have been submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure for that any retained architectural detailing is preserved.

6. Prior to the commencement of any works to the basement and ground floor of the building, a full schedule of works and methodology of working shall be submitted to and approved by the Local Planning Authority in writing. The works shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure for an appropriate level of protection of existing finishes and to ensure that contractors are aware of the significance of any historic fabric ahead of undertaking any works.

7. No works of window repair or maintenance of the Bute Street and James Street elevations of the building shall be undertaken until such time as full details of the same are submitted to and approved by the local planning authority in writing. This shall include for the provision of any secondary glazing works to the interior/reveals of the windows.  
Reason: To ensure that such works are appropriate to the special interest of the windows.
8. No works of alteration, maintenance or cleaning of the Bute Street or James Street facades of the building shall be undertaken until full details of the same have been submitted to and approved in writing by the Local Planning Authority  
Reason: To ensure that the works will not detract from or damage the Listed Building Facades.
9. Notwithstanding the submitted drawings, No safety balustrade shall be provided to the rooftop of the building until such time as the position of the balustrade has been submitted to and approved by the Local Planning Authority in writing.  
Reason: The balustrade as shown on submitted drawings would be likely to detract from the aesthetic of the building when viewed from Bute Street, and to allow an alternative position for the balustrade to be agreed.
10. The rear infill extension and roof extension shall accord with a scheme of architectural detailing which shall first have been submitted to and approved in writing by the Local Planning Authority and the development shall thereafter accord with the approved scheme.  
Reason: Such detail has not been produced to date and to ensure that the proposed detailing will not detract from the special interest of the Listed Building.
11. Samples of all external finishing materials shall be submitted to and approved by the Local Planning Authority in writing. The development shall thereafter be finished in accordance with the approved details.  
Reason: To ensure that the finished appearance of the development is in keeping with the area and will not detract from the aesthetic of the building.
12. Prior to implementation, full details of the proposed roof water drainage system including a specification for all new drainage products shall be submitted to and approved by the Local Planning Authority in writing, and the system shall thereafter accord with the approved details.  
Reason: To ensure that the system and any new hardware is appropriate to the special interest of the Listed Building.

## 1. **DESCRIPTION OF WORKS**

- 1.1 Listed Building Consent is sought for works to facilitate the conversion of the former Grade II Listed HSBC Bank located on the Corner of Bute Street and

James Street for purposes of a ground floor restaurant; 15 apartments; a new rooftop penthouse; and for the rationalisation of the already adapted rear elevation of the building.

## 2. **DESCRIPTION OF THE BUILDING**

- 2.1 The former HSBC (Midland) bank is a Grade II Listed Building of two principal builds, but which are aesthetically very similar and read as a single building with long frontage to Bute Street. The corner building was constructed in 1874 for Cory Bros, coal owners and exporters, and was altered and extended to the South by Henry Budgen, in 1914. The building is constructed over four storeys with 10 bays facing Bute Street, 7 bays facing James Street with freestone detailing. Principal materials are Bathstone and yellow brick with columns in red and grey granite.

Building context

- 2.2 Along Bute Street the building is bounded to the south by a contrastingly modern unlisted 4 storey residential building (Embassy House) with a commercial outlet to ground floor.
- 2.3 To the west, on James Street, the building is adjoined by an unlisted two storey motor garage with a large roller shutter and painted render upper storey. This building has been used as the service access to the bank for many years.

To the rear (west) of the site are two modern semi-detached dwelling houses and respective garden curtilages (32 and 33 Louisa Place).

## 3. **SITE HISTORY**

- 3.1 Since 1997 the HSBC bank has seen numerous applications for minor works and signage related to changes in branding and interior redecoration of the bank.
- 3.2 Planning Permission 00/01152/C also permitted the alteration of the roof of the building to accommodate a series of roof condensers and a new lift motor overrun as the building was made more easily accessible.

The building has also been altered with a new stair core, and has evidently had historic modification of its roof form.

- 3.3 The building was Listed as being of architectural and historic interest in 1975 which was reconfirmed/updated in 1998. However, in the days of early Listing little attention was paid to the interior of Listed Buildings, and the bank has seen much interior modernisation, its special interest now being principally derived from its external facades.

#### 4. **POLICY FRAMEWORK**

Planning Policy Wales Edition 9, November 2016

Chapter 6 - Conserving the Historic

Welsh Office Circular

- 1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales 02/02/98  
61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas 05/12/96

Other Material Considerations

Cardiff Local Development Plan 2006-2026 (Adopted January 2016)

KP17: BUILT HERITAGE

EN9: CONSERVATION OF THE HISTORIC ENVIRONMENT

Mount Stuart Square Conservation Area Appraisal

and Other Food & Drink Uses Jun 96

#### 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 None undertaken

#### 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 The Amenity Bodies have been consulted, The Victorian Society have responded.

##### 6.2 **The Victorian Society**

While we accept the principle of converting the listed building to the mix of uses proposed, we object to this application, which would cause a high degree of unjustified harm to the listed building and surrounding Mount Stuart Square Conservation Area.

97-100 Bute Street is amongst the very finest architectural manifestations of Cardiff's nineteenth and early twentieth-century prosperity. The building is imposing in scale, commanding its site, and serving a landmark role in this part of the Conservation Area.

Its command of the local streetscape is accentuated by the lack of buildings of a comparable height to either side. Its elevations display a richness of decoration and bravura detailing of a very high quality. This extends to its impressive number and variety of materials: yellow brick, bath stone, terracotta, and grey and pink granite.

Despite its periodic alterations and phased development it retains great coherence and integrity. The Buildings of Wales describes the building as being *“like an overblown Venetian palazzo, the details a mélange such as only High Victorians could conceive”*.

There are a number of strands to this proposal. As far as 97-100 Bute Street is concerned, it is proposed to convert the ground floor to restaurant use and the upper floors to residential. An extension across the listed building and Embassy House is proposed to host a penthouse flat.

Consent is also sought for two new buildings on James Street: one immediately abutting and linked to the listed building to replace an existing three-storey structure, and the other at the west end of the same block, on the site of a car park.

This is one of the finest commercial buildings in Cardiff and any proposals for its adaptation and alteration must be very carefully considered. The principle of restaurant and residential uses is one we accept. However, we would welcome more information on the significance of the fabric that would be removed from the ground floor. It is important that all the panelling is retained.

We object to the roof extension proposed, which would be visible from a number of angles, but particularly from the south. The palazzo architectural idiom, its carefully contrived Italianate composition, increasingly detailed on its upper levels, and a roofline defined by a rhythmic parapet, is one that does not lend itself to upward extension or addition. A roof extension would therefore be an incongruous and disruptive addition. From Bute Place, the roof extension would appear an inappropriate addition, creating the (albeit false) illusion that the listed building is little more than a retained façade. It would cause harm to both the listed building and the Mount Stuart Square Conservation Area and should be omitted from the scheme.

Accurate, detailed CGIs should be generated in order to give an accurate representation of the likely visual impact of the penthouse extension. Without them the Council is not in a position to make a genuinely informed judgement.

The applicant has failed to demonstrate the need for the additional space a roof extension would provide. Any case from necessity for a roof extension is further undermined by the inclusion in the scheme of the two plots on James Street, which would be redeveloped with new buildings. The heavy massing and poor detailing of the proposed five-storey building at the block’s west end should be refined.

Nevertheless, it is acceptable in principle and, if the applicant is able to demonstrate the need for additional accommodation in order to make the scheme viable, it is this building – and not the roof of the listed building – that should provide it.

The building adjoining the listed building on James Street would be replaced with what would essentially be a tall four-storey extension to it. While we accept

the approach of linking it to the listed building, we recommend that it is reduced by a storey, thereby maintaining the primacy of the listed building in the Conservation Area. The Conservation Area Appraisal notes that much of the townscape of the Conservation Area is defined by its mix of large-scale public and commercial buildings and smaller – and usually earlier – domestic properties. By erecting such a tall residential building directly adjoining the listed building, this important characteristic of the Conservation Area’s special interest would be diminished.

97-100 Bute Street proudly and splendidly evokes the extraordinary wealth Cardiff enjoyed at the end of the nineteenth century. It is one of the City’s best historic commercial buildings, one that plays a major and defining role in the Mount Stuart Square Conservation Area. Implementation of this scheme – particularly the roof extension – would have a harmful and unjustified impact on the fabric and setting of both designated heritage assets. Unless the application is reworked and amended in accordance with our advice then we object and urge you to refuse it consent.

6.3 **Glamorgan and Gwent Archaeological Trust** have been consulted, and have responded as follows.

We do not have any objections to the granting of the application on archaeological grounds. However, we agree with the Heritage Assessment that the building is of historic importance.

Therefore in order to preserve this structure by record we strongly recommend that a survey is made prior to work commencing.

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

*No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority*

*Reason: As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

We also recommend that a note should be attached to the planning consent explaining that:

*The archaeological work must be undertaken to the Chartered Institute for Archaeologists (CIfA), “Standard and Guidance for Building Recording” ([www.archaeologists.net/codes/ifa](http://www.archaeologists.net/codes/ifa)) and it is recommended that it is carried out either by a CIfA Registered Organisation ([www.archaeologists.net/ro](http://www.archaeologists.net/ro)) or an accredited Member.*

A list of archaeological contractors who have indicated their availability to work in Wales is available from <http://www.archaeologists.net/ro>

## 7. **REPRESENTATIONS**

- 7.1 The application has been advertised in accordance with Statutory requirements.

No representations have been received

## 8. **ANALYSIS**

### 8.1 Overview

The principal merit of the building is provided by its intact facades to Bute Street and James Street, which provide an impressive example of High Victorian Italianate / Venetian Commercial architecture.

- 8.2 The rear and interior of the building have seen significant and multiple modifications. The areas which retain a degree of historic merit essentially equate to the Basement, Ground floor, and limited (lower) areas of the southern stairwell.

- 8.3 The principal changes proposed by the scheme are the modification of the flat roof form to the SW of the bank to provide a further floor level of accommodation as a new penthouse suite; The rationalisation of the rear (W) elevation of the building including the incorporation of a recess in the building which acts as a three sided external light well into the rear of the building; and for necessary internal works to provide for the newly proposed uses. These are considered below.

### 8.4 Basement

The basement includes a number of strong rooms, some modern, but some older and evidently associated with the sites previous use as commercial offices/as a bank, the older strong rooms appear to the north east corner of the building toward the corner junction of James Street and Bute Street. Plans and discussion with agent confirm that there are no works of significance proposed in the basement which will be retained as store and plant spaces. Modern toilet accommodation within the basement would be removed, but this is of no consequence.

### 8.5 Ground Floor

The proposals seek to change the ground floor use into a restaurant. Plans suggest that works proposed under this application will be very limited, as the end user will no doubt have individual proposals for the fit out of the space. There would appear no reason however that the elements of architectural merit cannot be retained as features within any conversion.



8.6 Under these proposals, proposed ground floor works are essentially limited to the stripping away of later alterations and additions to the building. These include later stud walls which formed a secure back of house area to the tellers counter (To remain) and modern teller's screens. Areas of interest such as the former manager's office, integral entry porch, plaster ceiling detailing and panelling and tilework are all to remain.

8.7 A partition is proposed to provide space for cycle storage for the upper level accommodation which would be accessed from the rear of the building, but this would not impact on any historic layout arrangement as the current area exists as an open plan workstation area.

The detail of the interface of the new walling and the existing coffered ceiling arrangement can be subject of condition.

8.8 First, Second and Third Floors

The majority of the upper floors and northern stairwell in the building have been subject to extensive and layered later change and alteration. Most of the northern office accommodation is open plan with suspended ceilings and modern skirting's. The office interiors range from Circa 1990s to early 2000s in character. Some areas of original cornice detail are evident above suspended ceilings, but these are fragmented as they no longer correspond to any original layout of partitions or structural walls.

8.9 To the NW corner of the building, a modern stair has been provided adjacent/behind what remains of a rear light well. This masonry fabric is early but there is evidence of previous modification here. The proposal is to demolish this area, and to extend the listed building back along the line of the western elevation of a more recent and unlisted service building on James Street. Overall the existing arrangement of external walling is considered confused and although elements of it may relate a history of the extension of the building in the 1920s, there is no architectural merit to the fabric which remains, which is not considered to make any great contribution to the character of the building as a whole.

8.10 These works also include for the rebuilding/extension of the unlisted adjacent building which will obscure the currently visible third floor return of the bank to James Street. The Victorian Society have objected to this element of the works on the basis that this will diminish the gravitas of the building in terms of the height of its immediate neighbour. This view is not concurred with as the adjacent building is of a wholly different architectural composition and is in fact a false frontage. The extended building would be a storey higher than that which currently exists but it would still be below eaves height of the bank, and also has merit in that it would obscure an unsympathetic stair core extension to the SW corner of the bank deeper into the site.

8.11 The area generally, characteristically provides for a variety of juxtaposed roof forms and heights and these works are not considered to detract from the

character of the listed building or that of the conservation area in this regard.

The extension of the building by incorporating this void area and staircase enclosing wall into the main part of the building is therefore not resisted.

#### 8.12 Rooftop

It is proposed to provide a penthouse apartment to the SW corner of the building. The penthouse substantially occupies and extends the height of the adjacent unlisted building (Embassy House), which is a modern building directly to the south of the bank, but does also occupy the flat roofed and extended bank building. Further to pre-application discussions, although the Penthouse would extend over the rooftop of the bank, it is set well back from the edges of the building and would not be seen at close quarters. At mid and long distance, the contrasting materials of the extension would read as a separate entity to the bank building, which would appear to sit in front of a separate backcloth building, or as an extension of the more modern Embassy House. Views of the penthouse from the North looking southward would also have the inclined roof slopes at the front (N) of the bank, and chimney structures forward of the Penthouse flat as intervening roof features which would further accentuate the appearance of the Penthouse as a separate building.

8.13 The penthouse would be visible from the south (George Street) but would again reflect the relatively modern appearance of Embassy house and of the extended bank building from this direction, which does not currently provide any historic aesthetic. Internally the works would not affect any roof fabric of merit.

8.14 The latest submitted plans indicate a glass safety balustrade near to the perimeter of the building on Bute Street. This is not supported, nor the principles of activity close to the building edge. The position of any necessary safety enclosure can however be controlled by condition.

8.15 The comments of GGAT are noted, however further to interior inspection of the building a full building record and interpretation of the remaining structure is not considered warranted. The Listed Building Statement submitted with the application considered to provide a reasonable account and record of the building.

#### 8.16 Conclusion

8.17 The works are welcomed as realising the viable reuse of a long term vacant listed building; in preserving those features of architectural and historic interest which remain; and which although including elements of change to the roof and rear elevation of the building, do so in a manner which shows appropriate regard to the special interest of the building.

8.19 Overall the works are supported and the granting of listed building consent is recommended.

8.20 A further Listed Building Consent Application will be necessary for the fit out of the ground floor restaurant.

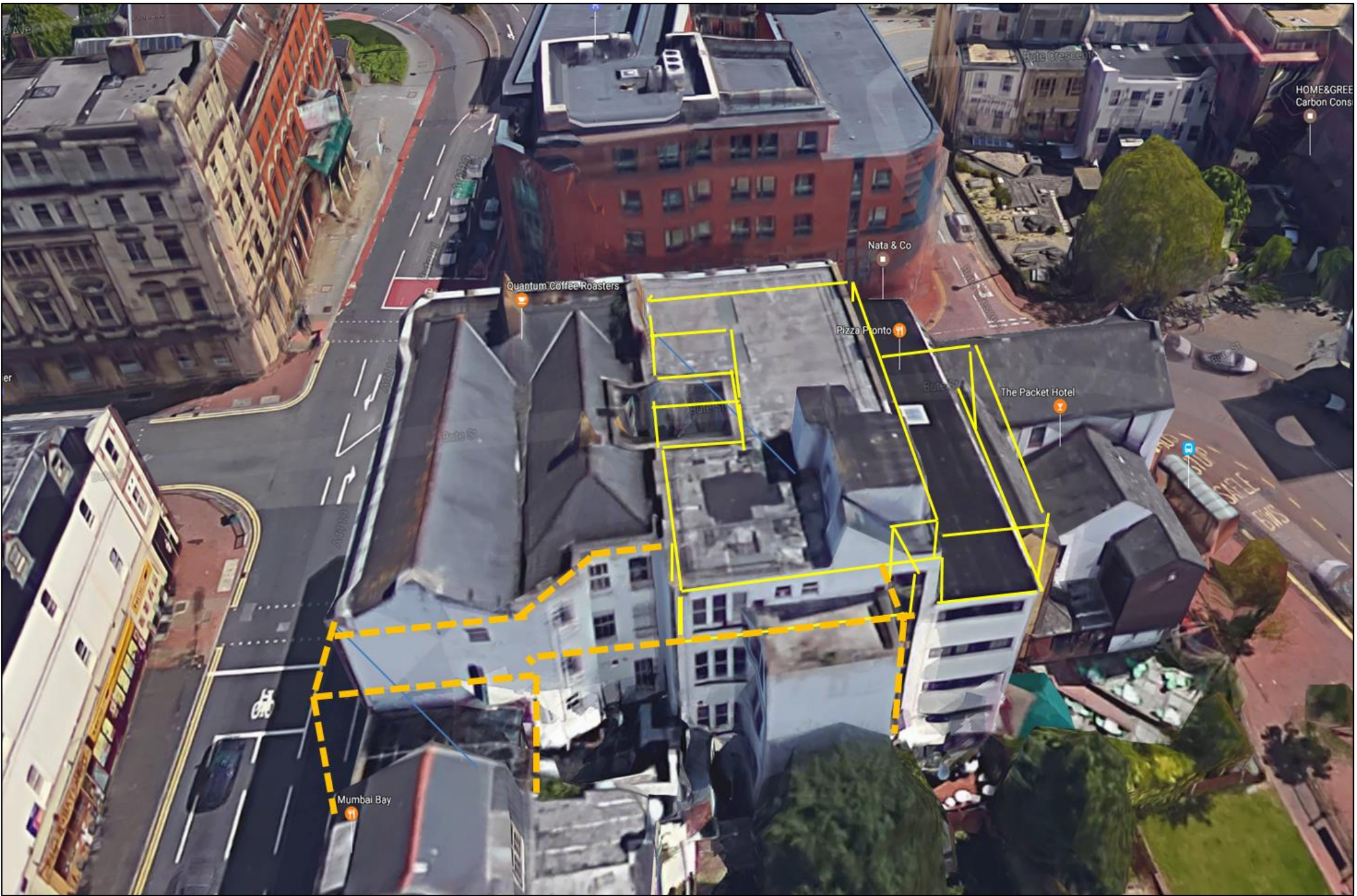
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EXISTING NORTH STREET SCENE



PROPOSED NORTH STREET SCENE



AVE

Bute Crescent

HOME&GREE  
Carbon Cons

Nata & Co

Quantum Coffee Roasters

Pizza Pronto

Bute St

The Packet Hotel

Bute St

Mumbai Bay

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## LOCAL MEMBERS OBJECTIONS

COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/01617/MNR** APPLICATION DATE: 02/08/2016

ED: **PLASNEWYDD**

APP: TYPE: Full Planning Permission

APPLICANT: Mr. Amin

LOCATION: 24 BEDFORD STREET, ROATH, CARDIFF

PROPOSAL: GROUND & FIRST FLOOR EXTENSION, DORMER ROOF  
EXTENSION & CONVERSION TO 8 BED SUI GENERIS  
HOUSE IN MULTIPLE OCCUPATION

**RECOMMENDATION 1** : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans :
  - BZE1/4
  - BZE 1/5
  - BZE 1/6

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. Prior to the use of the property as a Sui Generis 8 person HMO at least eight undercover and secured cycle parking spaces shall be provided within the site curtilage and shall thereafter be retained and maintained at all times.

Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy KP5 and Policy T5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the use of the property as a Sui Generis 8 person HMO a bin storage area shall be provided within the curtilage of the property which shall make provision for general waste bags (equivalent to 240 litres), 1 x 25 litre kerbside caddy for food waste and bags for mixed recycling (equivalent to 240 litres). The bin storage area shall thereafter be retained and maintained at all times.

Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local

Development Plan 2006-2026.

5. No more than 8 occupants shall reside at the property at any one time.  
Reason: To ensure a suitable level of internal and external amenity space is retained for future occupiers to use.
  
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the side elevation facing 26 Bedford Street.  
Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

**RECOMMENDATION 2** That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.

**RECOMMENDATION 3** : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application seeks planning permission to erect a single storey and two storey rear extension, a rear dormer roof extension and the change of use of the property from two self-contained flats into one 8 person House in Multiple Occupation.
  
- 1.2 Internally the property would accommodate three en-suite bedrooms and a combined kitchen and living room on the ground floor, two bedrooms a bathroom and an en-suite bedroom on the first floor and two bedrooms and a bathroom in the second floor roof space
  
- 1.3 Externally an amenity space of approximately 35 square metres is provided to the rear of the property together with a large detached outbuilding.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey building located within a terrace of two storey traditional dwellings within the Plasnewydd Ward of the City. It is presently in



use as two self-contained flats.

### 3. **SITE HISTORY**

3.1 09/00849C – Retention of 2 flats – approved 23<sup>rd</sup> June 2009.

### 4. **POLICY FRAMEWORK**

4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016

4.2 Relevant National Planning Guidance:

Planning Policy Wales (Edition 8, 2016)

Planning Policy Wales TAN 11: Noise

Planning Policy Wales TAN 12: Design

Planning Policy Wales TAN 21: Waste

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5: Good Quality and Sustainable Design

Policy H5: Sub-Division or Conversion of Residential Properties

Policy T5: Managing Transport Impacts

Policy W2: Provision for Waste Management Facilities in Development

4.4 Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)

Houses in Multiple Occupation (HMO's) (October 2016)

Residential Extensions & Alterations June (2015)

Access, Circulation & Parking Requirements (January 2010)

Prior to January 2016 the Supplementary Planning Guidance's were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPG's is pertinent to the assessment of the proposal and remains consistent with the aims of both the Cardiff Local Development Plan Policies and guidance in Planning Policy Wales and are therefore afforded significant weight. Any Supplementary Planning Guidance approved since January 2016 are approved as supplementary guidance to the Cardiff Local Development Plan 2016.

### 5. **INTERNAL CONSULTEE RESPONSES**

5.1 Pollution Control have not objected to this application but have requested the developer be advised with respect to the control of noise from demolition and construction activities.

5.2 Waste Management advise that the property will require storage for the following:

- Red striped bags for general waste (equivalent to 240 litres)
- 1 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 240 litres)

However they also advise that the Ward of Plasnewydd has a higher than average demand for Waste Enforcement and Street Cleansing services, which is of concern to Waste Management. As a result Waste Management feels that developments such as this, which increase the residential density of Plasnewydd, would result to further demands on Waste Enforcement and Cleansing, leading to detrimental impacts on the amenity and environmental quality of the area. They therefore object to this proposal.

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have not objected to this application but have recommended that the applicant ensure that adequate security and safety levels are achieved.

## 7. **REPRESENTATIONS**

- 7.1 10 identical letters of objection have been received from residential properties within the surrounding area. The letters of objection are in the form of a generic letter which has been circulated within the vicinity and also relates to three other planning applications for garages to be erected to the rear of 20, 22 and 24 Bedford Street (these applications were refused. An appeal to the Planning Inspectorate in respect of No 22 was allowed on appeal. It is anticipated that the other refusals will also be appealed). Of relevance to this application they object over the lack of publicity to the to the application, issues with the existing housing situation in the area in particular to the types of residents living in Bedford Street, issues associated with the current occupants of 20, 22 and 24 Bedford Street and their antisocial behaviour.

- 7.2 A further letter of objection was received which is along the same lines as the generic letter but also raises concerns over the extension.

- 7.3 Councillors Lent, De'ath and McGarry also object to this application for the same reasons as mentioned above. They also requested the application be considered at Planning Committee.

## 8. **ANALYSIS**

- 8.1 This application seeks planning permission to change the use of the property from two self-contained flats into an 8 person House in Multiple Occupation together with the erection of a single storey extension, a two storey extension and a dormer roof extension.

- 8.2 The property is presently in use as two self-contained flats therefore the main issue for this application is the impact the extensions together with the change

of use of the property from two self-contained flats into an 8 person HMO will have on the character of the area and the local community.

- 8.3 On 20<sup>th</sup> October 2016 the Council approved the Houses in Multiple Occupation Supplementary Planning Guidance and the Waste Collection and Storage Facilities Supplementary Planning Guidance. As such from this date forward they now form a material consideration in the determining of planning applications.
- 8.4 The approved Supplementary Planning Guidance on HMO's aims to provide background information on, and provide a rationale for how the council will assess applications for planning permission to create new C4 and *Sui Generis* HMOs. It aims to identify the threshold at which the concentration of HMOs in an area has reached a level considered to adversely impact upon the community. It is recognised that HMOs can provide an important source of housing, and it is recognised that demographic change has driven many of the changes that have seen traditional family homes to become HMOs. HMOs are a popular accommodation source for many groups, including students, young professionals, migrant workers and often people on lower incomes.

However, in spite of the above, concentrations of HMOs, clustered in small geographical areas can detract from the character of the area and actively contribute towards a number of perceived problems, including, but not limited to, those listed below. It is considered that this may conflict with policy KP13 of the LDP which aims to improve the quality of life for all.

- Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.
- Higher proportion of transient residents, potentially leading to less community cohesion, undermining existing community facilities.
- Areas of higher HMO concentrations becoming less popular with local residents, with many properties taken out of the owner-occupier market.
- A proliferation of properties vacant at certain points of the year.
- Subsequent impact on crime, local centre viability, as a result of the number of properties temporarily vacant for long periods.

Having identified some of the issues caused by HMOs it is necessary to determine the threshold at which new HMOs may cause harm to a local area. This threshold will resist further HMOs in communities that already have a concentration above this limit, while also controlling the growth of HMOs in communities below this threshold. A two-tier threshold will therefore be applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure of 20% is to be applied' and in all other wards, the figure of 10% is to be applied.

This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or *sui generis* in Planning terms) then this development would be considered unacceptable. In other Wards the figure would be 10%.

Having regard to the “cumulative impact” of such conversions, in respect of this application, an analysis has been made on the extent of HMO’s (including those defined as such under Sections 254 to 259 of the Housing Act 2004 and those covered under the Additional Licensing Scheme which operates within the Cathays and Plasnewydd Wards of Cardiff) against the threshold limits identified above. As the application site is located within the Plasnewydd Ward of Cardiff a 20% threshold limit will be relevant and having undertaken such checks within 50m of the application site it was found that 6 properties within 50m of the application site were listed as HMO’s which equates to 19%. This is below the limit which would trigger the active consideration of negative cumulative impact consequences.

- 8.5 With respect to the extension and dormer roof extension they are considered acceptable in regards to their scale and design and will provide subservient additions to the property and will not prejudice the general character of the area. The proposal has been considered against Planning Policy and the Residential Extensions and Alterations (2015): SPG. The scale of the extension and its relationship with the existing dwelling and that of neighbouring properties is considered acceptable. It is considered that the proposal would not be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority. Subject to conditions, it is not considered that the proposal would prejudice the privacy of neighbours.
- 8.6 In respect to parking whilst there is no proposed parking, there is no existing parking provision provided at the property either. The property is also close to the city centre and has good access to public transport and cycle routes.

The Houses in Multiple Occupation SPG identifies a one cycle parking space per bedroom and so as long as 8 cycle parking spaces are provided the proposal will be policy compliant. Condition 3 has therefore been imposed to ensure this the provision of cycle parking.

It should also be noted that where no car parking is proposed, residents will not be entitled to apply for a residents parking permit where such a scheme exists now or in the future. This is in accordance with current Transport Policy.

- 8.7 Waste Management have identified the required number of receptacles required for the proposed use of the property and these can be provided within the application site.

However they also object to the application on the basis that the Ward of Plasnewydd has a higher than average demand for Waste Enforcement and Street Cleansing services and that they feel that developments such as this would result in further demands on Waste Enforcement and Cleansing leading to detrimental impacts on the amenity and environmental quality of the area.

The Councils SPG on HMO’s advises that the Councils Waste Management Team cite a number of concerns regarding the high number of issues, concentrated in particular in Cathays and Plasnewydd and that there is a correlation between Wards with high concentrations of HMO’s and waste. The

Waste Collection and Storage of Waste SPG states that additional consideration should be made for those properties being converted into HMO's and that bin provision should be based on how many residents are based in each unit. As the percentage threshold for cumulative impact is cited as 20% and in this part of Bedford Street the figure is 19% it is considered that whilst the comments of Waste Management are noted the Council would not be able to substantiate a refusal on this ground alone.

It should also be noted that in recent appeal decisions on HMO's the issue of domestic rubbish control and street litter were raised. The Planning Inspector appointed by the Welsh Ministers advised that these were matters largely for management and resolution via effective organisation of services and community engagement strategies. It was noted by the Inspector that the Council contended that the proposals conflicted with policy W2 Provision for Waste Management Facilities in Development of the LDP, although he noted that the Council had accepted that adequate provision of facilities for the storage, recycling and other management of waste could be made at each property to cater for the proposal. The Inspector concluded that the proposals complied with policy W2, and were capable of meeting the standards set out in the Council's *Waste Collection and Storage Facilities* SPG and that conditions could be imposed to ensure that this occurred. Planning permission was subsequently allowed on appeal.

Condition 4 has therefore been imposed to ensure that suitable bin storage provision is provided.

- 8.8 In respect of amenity space the Houses in Multiple Occupation SPG seeks to retain sufficient space to accommodate bin and cycle storage, a washing line and a useable form of amenity space. It identifies that a property used by 8 persons should have a minimum of 30 square metres. As this will be exceeded then it is considered that a sufficient amount of amenity space will be available for future occupiers to use and there is no objection in this respect.
- 8.9 With regard to concerns raised that have not been previously addressed it should be noted that surrounding neighbours were notified of the planning application and issues with respect to the current occupiers and their antisocial behaviour is a matter for the police and not the Council in its role as Local Planning Authority
- 8.10 It should also be noted that similar extensions have been granted at 20 and 22 Bedford Street – Planning Applications 15/2706MNR and 14/1492DCI refer.

## 9. **RECOMMENDATION**

- 9.1 Having taken all of the relevant factors into consideration it is concluded that the proposal is compliant with the aims and objectives of the policies cited above and will not result in an unreasonable impact upon the residential amenity of the adjoining residential occupiers and planning permission is therefore recommended subject to conditions.



**SITE LOCATION PLAN 1:1250**

**NORTH**



**DEVELOPMENT AT  
24 BEDFORD STREET  
CARDIFF**

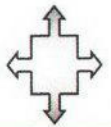
**EXISTING ELEVATIONS**



*A*

**DTB DESIGN**

286 NORTH ROAD CARDIFF CF14 3BN  
TEL 029 2069 4100

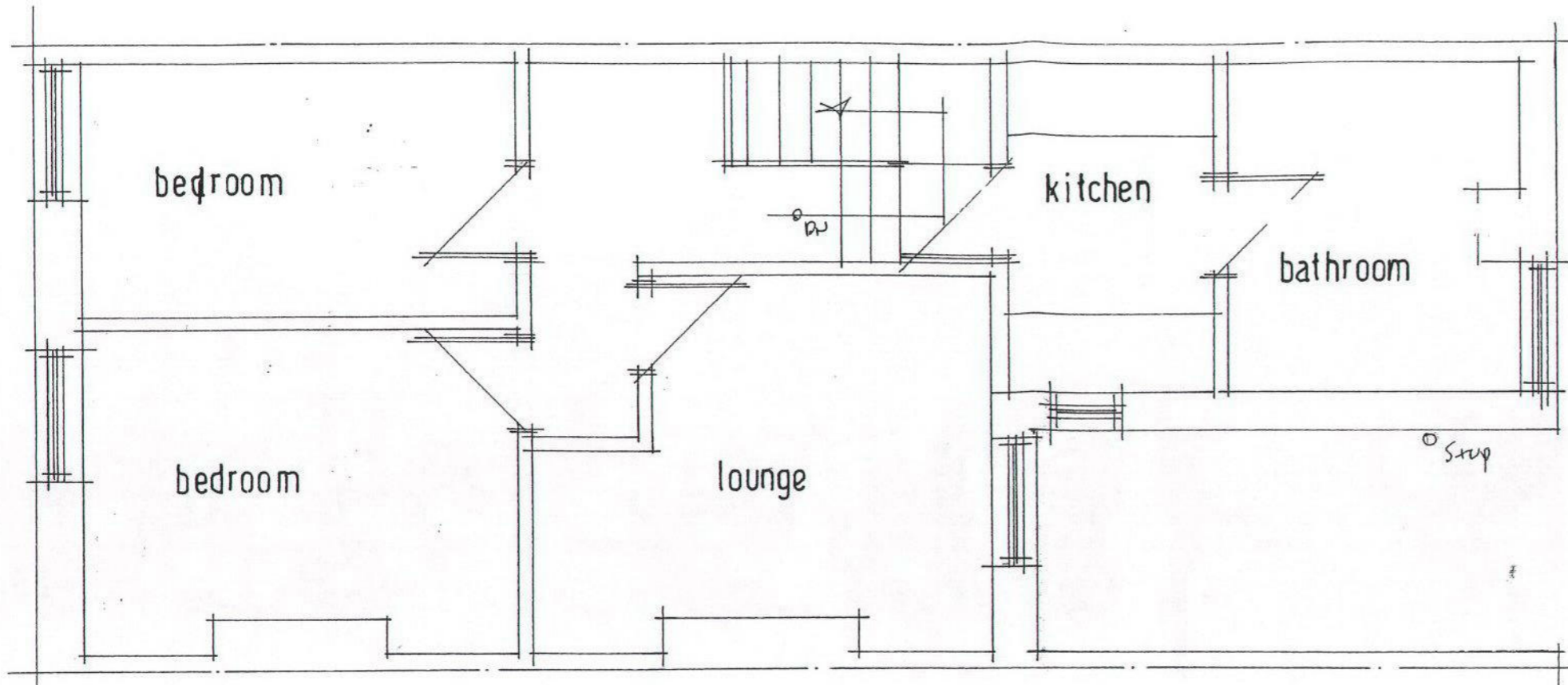
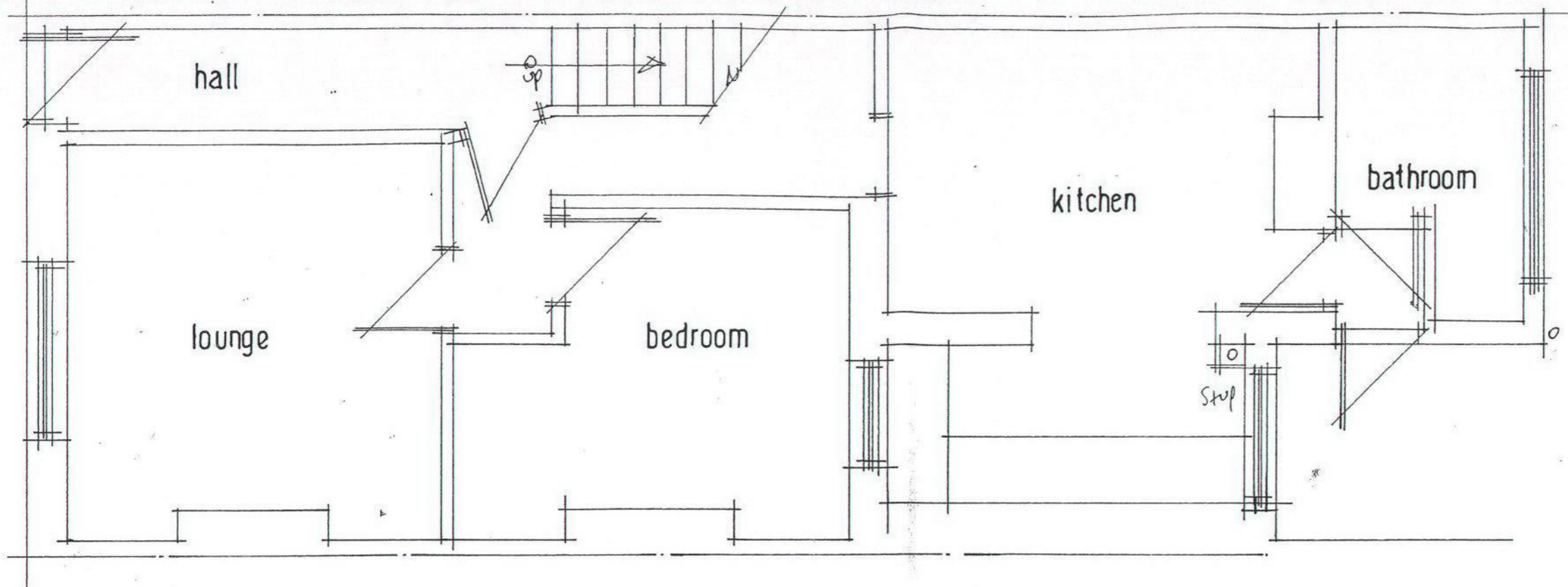


REVISIONS	DATE	REVISIONS	DATE

**ALTERATIONS  
24 BEDFORD STREET  
CARDIFF**

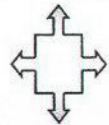
DATE MAY 2016

PLAN NO: BZE1/1



**GROUND & FIRST FLOOR EXISTING 1:50**

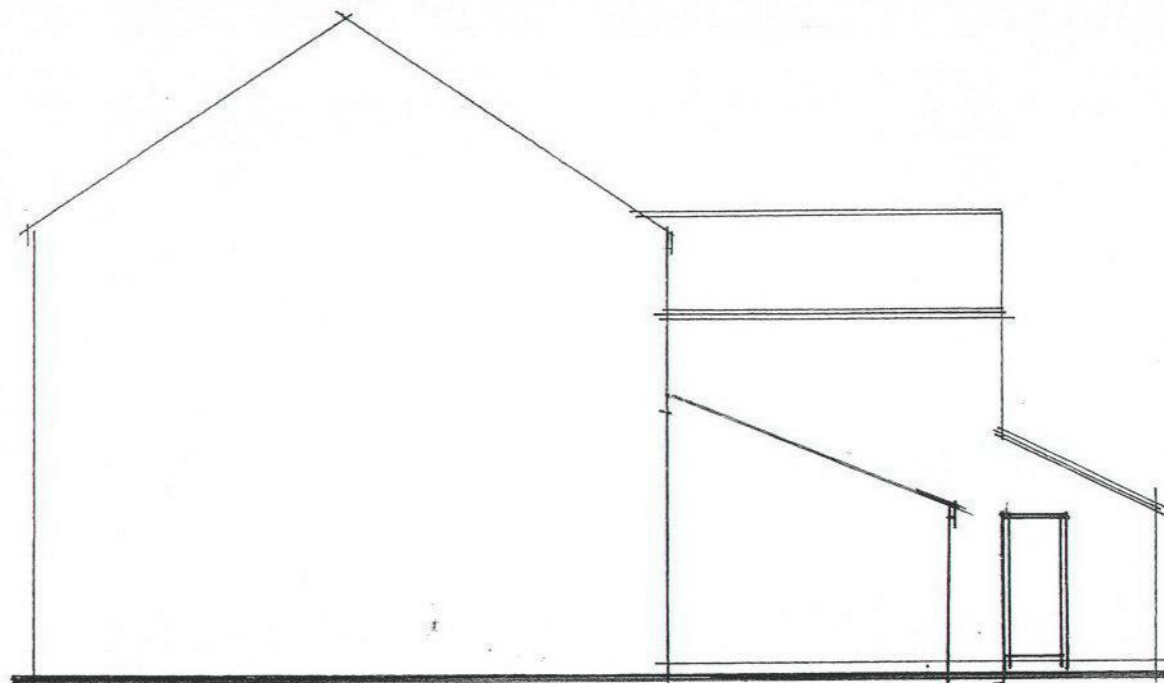
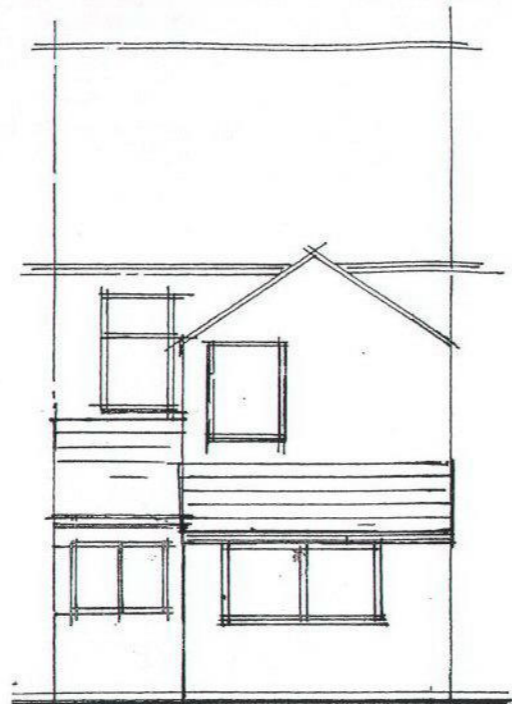
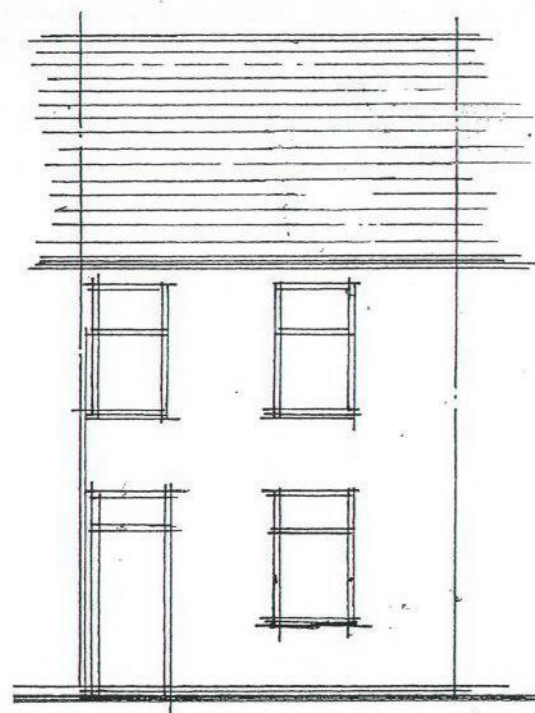
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 TEL 029 2069 4100



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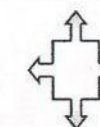
**DEVELOPMENT AT  
 24 BEDFORD STREET  
 CARDIFF**

DATE MAY 2016 PLAN NO. BZE1/2



FRONT, REAR & SIDE ELEVATIONS EXISTING 1:100

**DTB DESIGN**  
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 TEL 029 2069 4100

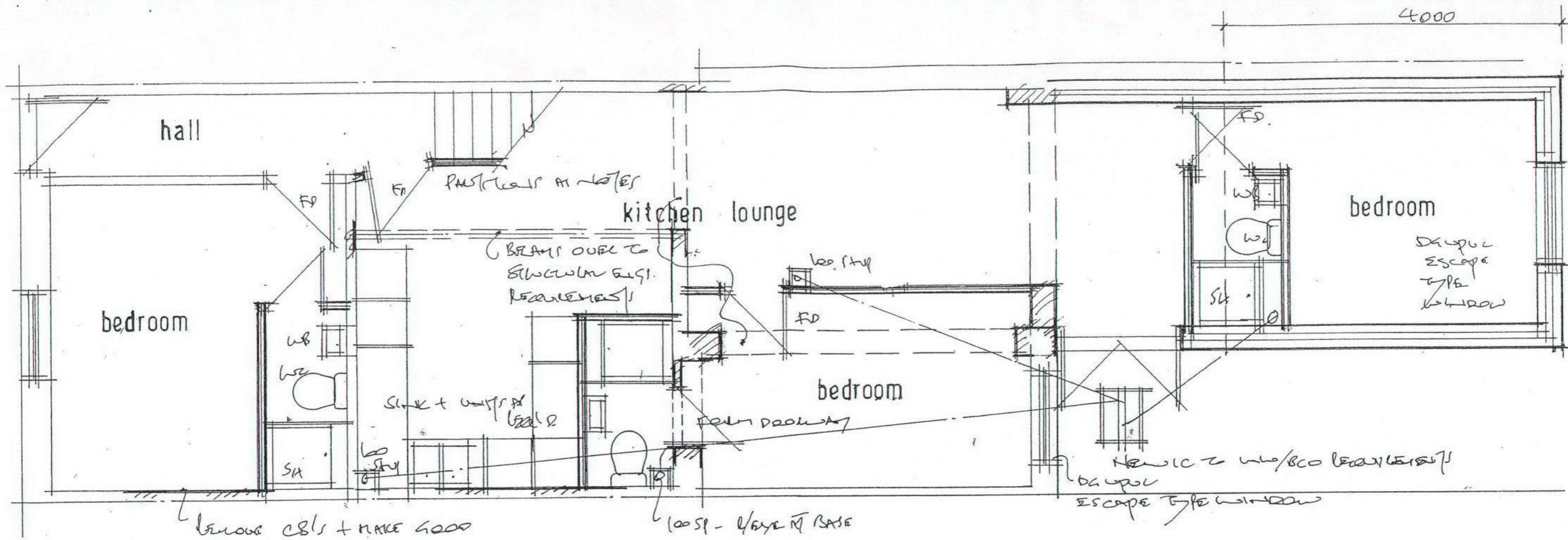


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**DEVELOPMENT AT**  
**24 BEDFORD STREET**  
**CARDIFF**

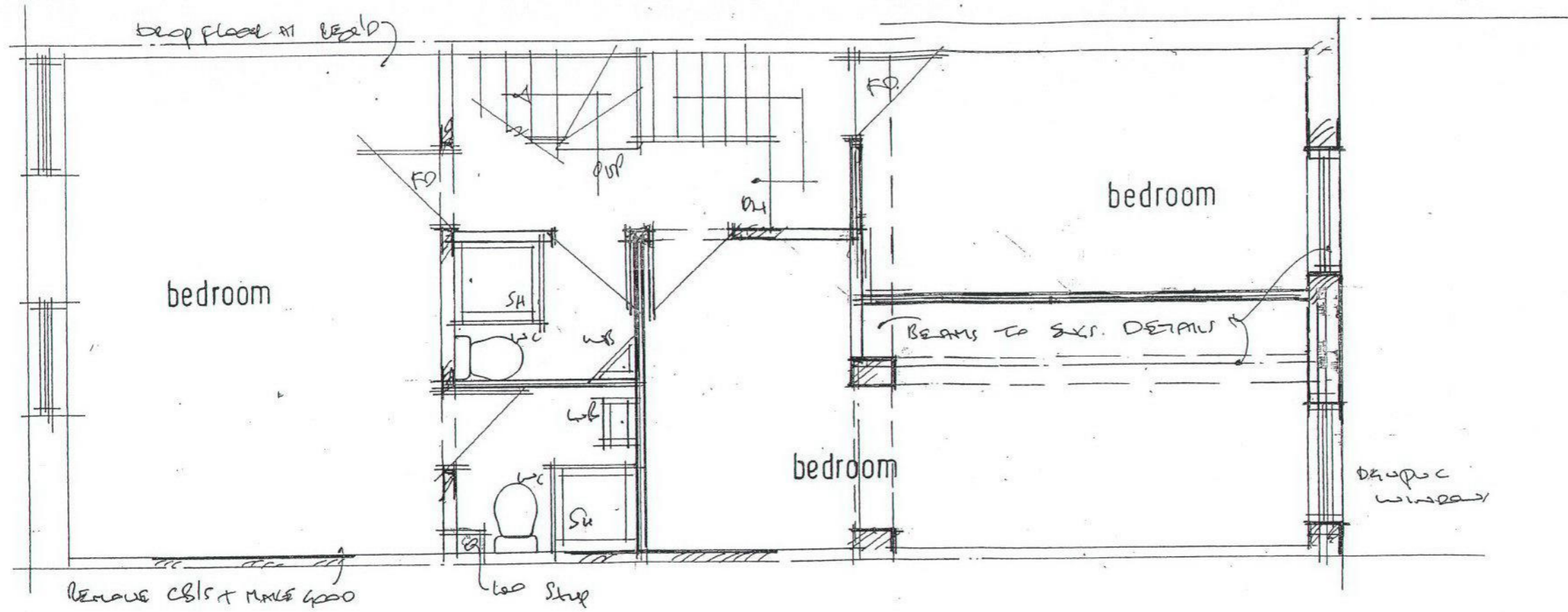
DATE MAY 2016 PLAN NO. BZE1/3





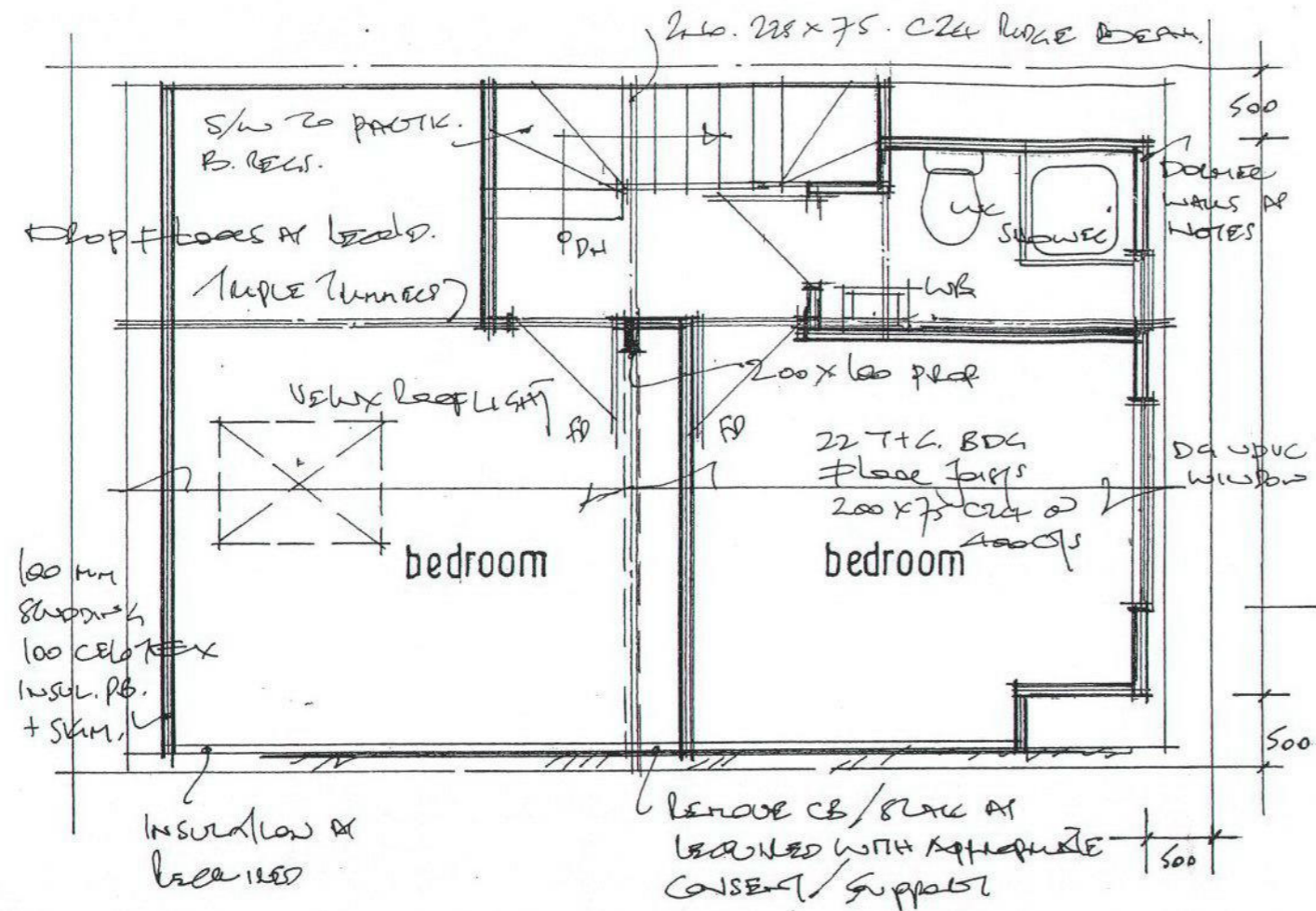
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DATE MAY 2016		PLAN NO. BZE1/4																	



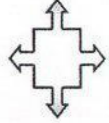
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<b>DEVELOPMENT AT</b> <b>24 BEDFORD STREET</b> <b>CARDIFF</b>				
DATE MAY 2016    PLAN NO. BZE1/5				



# SECOND FLOOR PROPOSED 1:50

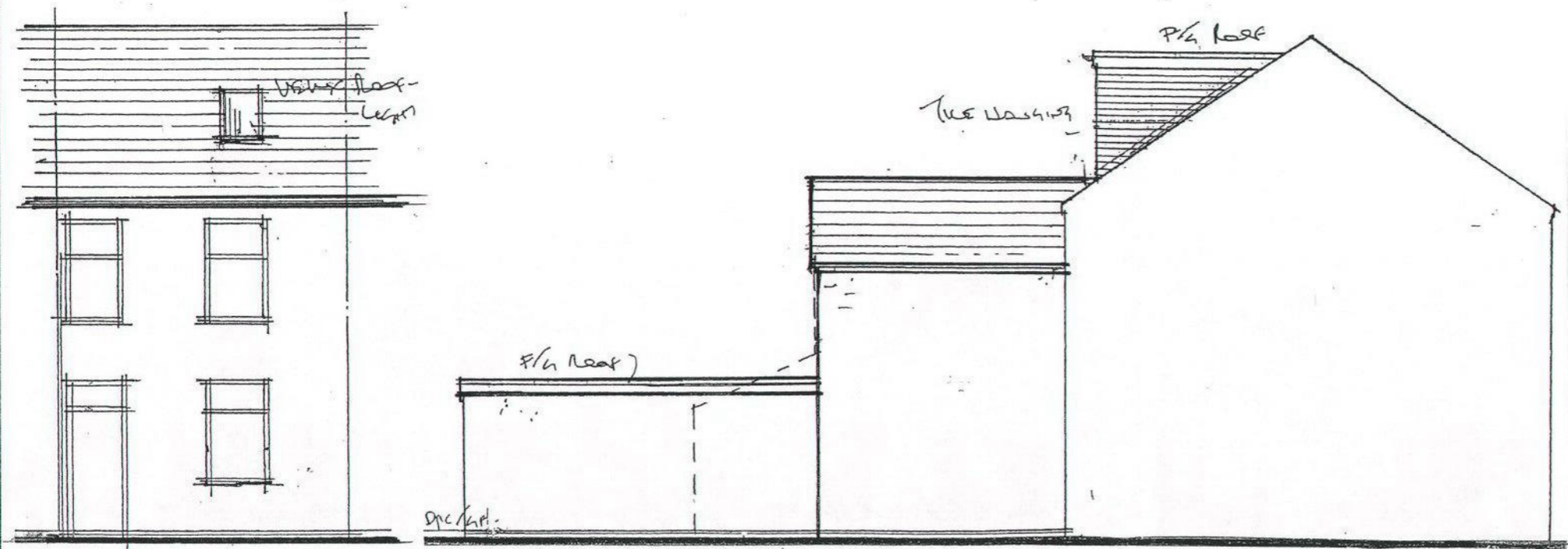
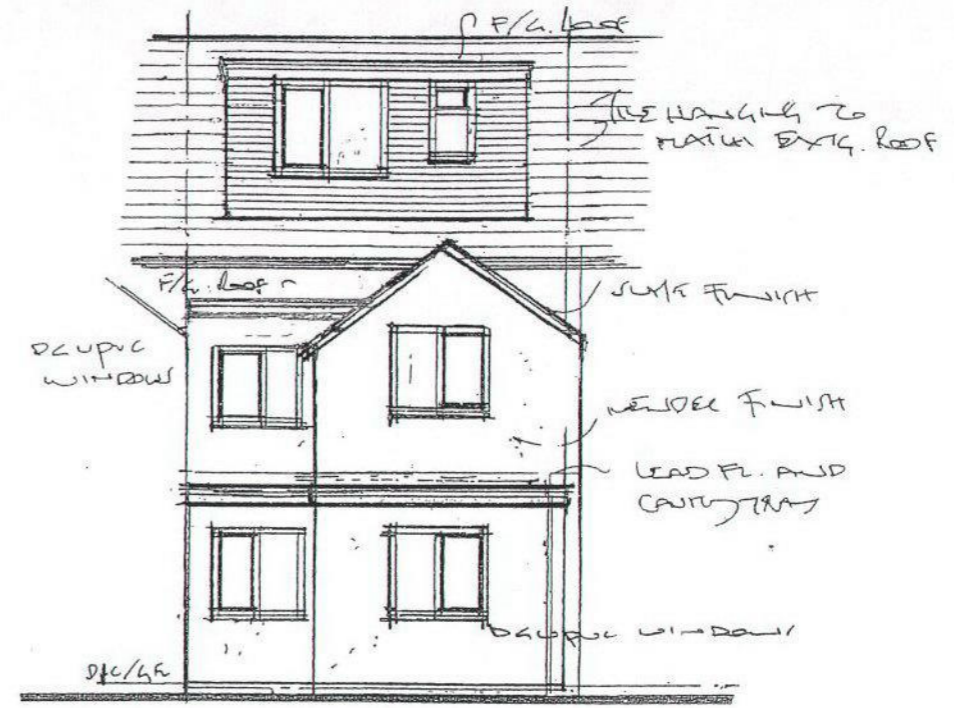
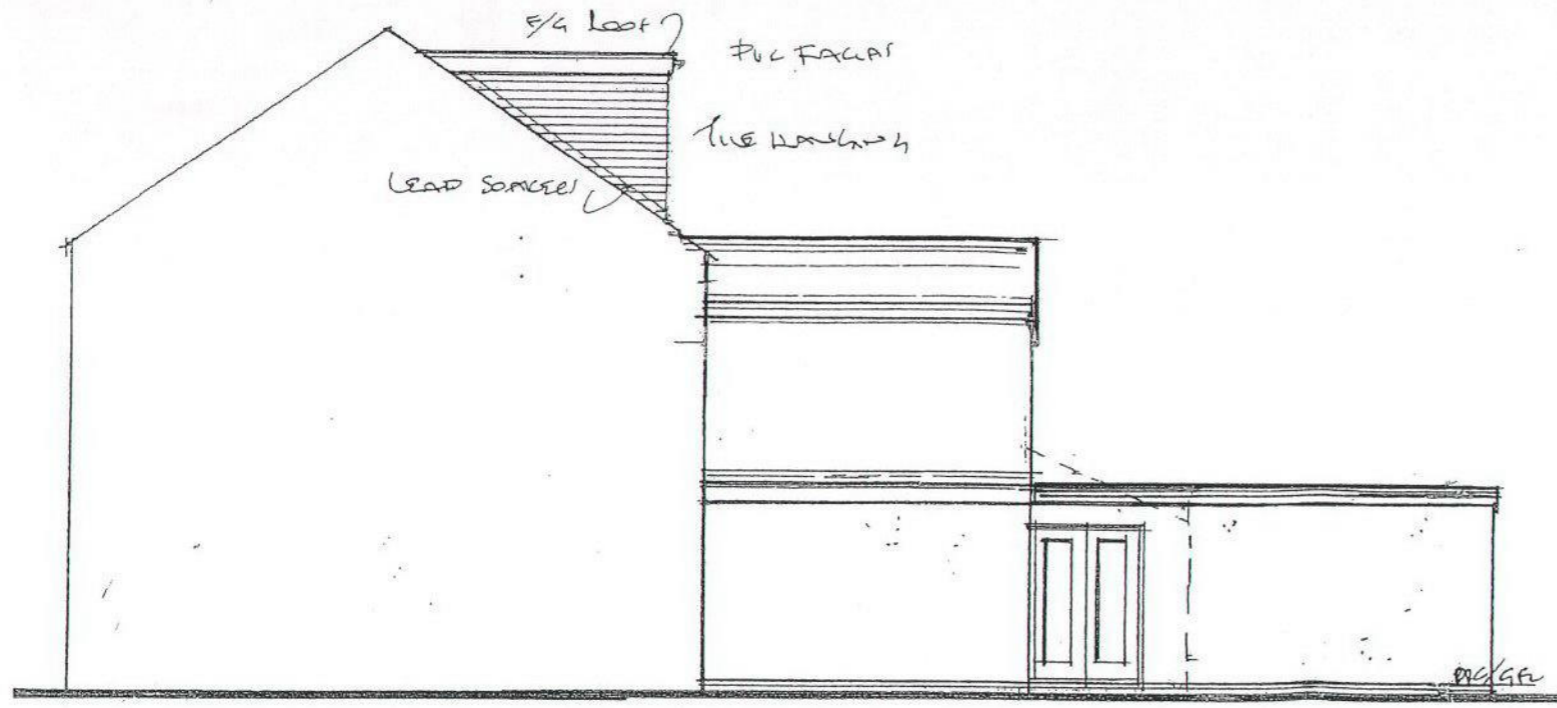
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REVISIONS	DATE	REVISIONS	DATE

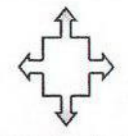
**DEVELOPMENT AT  
 24 BEDFORD STREET  
 CARDIFF**

DATE MAY 2016 PLAN NO. BZE1/6



FRONT, REAR & SIDE ELEVATIONS PROPOSED 1:100

**DTB DESIGN**  
 286 NORTH ROAD CARDIFF CF14 3BN  
 TEL 029 2069 4100



REVISIONS	DATE	REVISIONS	DATE

**DEVELOPMENT AT**  
**24 BEDFORD STREET**  
**CARDIFF**

DATE MAY 2016 PLAN NO. BZE1/5

## LOCAL MEMBER CONCERNS

COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/02882/MJR** APPLICATION DATE: 09/12/2016

ED: **PENYLAN**

APP: TYPE: Full Planning Permission

APPLICANT: VIP PROPERTY LTD  
 LOCATION: COLCHESTER MOTOR COMPANY, COLCHESTER AVENUE,  
 PENYLAN, CARDIFF, CF23 9HP  
 PROPOSAL: PROPOSED DEMOLITION OF EXISTING BUILDING AND  
 CONSTRUCT RESIDENTIAL DEVELOPMENT OF 19 SELF  
 CONTAINED APARTMENTS, NEW ACCESS, PARKING,  
 CYCLE, REFUSE STORAGE AND AMENITY FACILITIES

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**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in Section 9 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
  - (i) AL(90)05 Revision C – Proposed Site Plan
  - (ii) AL(00)05 Revision E – Proposed Ground Floor Plan
  - (iii) AL(00)06 Revision B – Proposed First and Second Floor
  - (iv) AL(00)07 Revision A – Proposed Third Floor
  - (v) AL(00)08 Revision C – Proposed Elevations

Reason: The plans form part of the application.

3. No part of the demolition hereby approved shall take place until a Demolition Management Plan (DMP) has been submitted to and approved in writing by the Local Planning Authority. The DMP shall include, but not be limited to, details of dust control measures, noise management, proposed temporary means of site enclosure, and the future arrangements for the cleared site. The DMP shall take account of the 'worst case' scenario for demolition activities and the Cardiff Council Pollution Control's "Construction site handbook". The demolition shall proceed in accordance with the approved plan.

Reason: To protect the amenities of neighbouring occupiers and the visual amenities of the surrounding area.

4. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of construction traffic routes, times of deliveries, loading/unloading and storage of plant and materials, construction compounds, any temporary facilities for construction/sales staff, site hoardings (including the erection, maintenance and security), site access, wheel washing facilities, measures to control the emission of dust and dirt during construction and details of parking for contractors vehicles, site operatives and visitors. The approved CMP shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and public amenity.

5. No development shall take place until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul and surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. The development shall be carried out in accordance with the approved details prior to the occupation of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, and ensure no pollution of or detriment to the environment.

6. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of the following have been submitted to and approved by the Local Planning Authority, in accordance with the current British Standard for trees in relation to construction. an Arboricultural Method Statement (AMS), setting out the methodology that will be used to prevent loss of or damage to retained trees. It shall include details of on-site monitoring of tree protection and tree condition that shall be carried out throughout the development and for at least two years after its completion.

- i. A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed in the AMS that can be shown graphically.

- ii. Unless written consent is obtained from the Local Planning Authority, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason: To enable the Local Planning Authority to assess: the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses.

7. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing

services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.

Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity of the area and to monitor compliance.

8. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity of the area.

9. The car parking spaces shown on the approved plans shall have minimum dimensions of 2.4 metres by 4.8 metres and shall be provided prior to the development being brought into beneficial use. Thereafter the spaces shall be maintained and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.

10. Prior to their installation on site details of the provision of facilities for the secure storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being put into beneficial use and retained thereafter.

Reason: To ensure that adequate provision is made for the secure storage of cycles.

11. Prior to its installation on site, details of the roller shutter shown on drawing no. AL(90)05 Revision C shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into beneficial use and retained thereafter.

Reason: To ensure a satisfactory finished appearance.

12. No development shall take place until details of the removal of the redundant crossovers and the reinstatement of the footway have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation.

Reason: To ensure that the use of the proposed development does not

interfere with the safety and free flow of traffic passing along the highway abutting the site.

13. Prior to their construction on site, details of facilities for the secure storage of refuse containers shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided before the development is brought into beneficial use and shall be thereafter retained.

Reason: To secure an orderly form of development and to protect the amenities of the area.

14. Prior to their installation on site, samples of the external finishing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area.

15. Prior to their construction on site details of the means of site enclosure shall be submitted to and approved in writing by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being brought into beneficial use and shall be retained thereafter.

Reason: To ensure that the amenities of the area are protected.

16. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from:

- (i) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per square metre, to
- (ii) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Gardens shall be designed to provide an area which is at least 50% of the garden area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.



17. The first and second floor windows on the southeast elevation serving units 7 and 13 shall be non-opening below a height of 1.8 metres above internal floor level and glazed with obscure glass and thereafter be so maintained.  
Reason: To ensure that the privacy of the adjoining occupiers are protected.
18. Prior to the commencement of development a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to and approved in writing by the Local Planning Authority. Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing by the Local Planning Authority. If no protection measures are required than no further actions will be required. All required gas protection measures shall be installed and appropriately verified prior to the occupation of any part of the development hereby approved and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.  
\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.  
Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with Local Development Plan Policy EN13.
19. Prior to the commencement of development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
- (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;
  - (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)
- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation. \* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with Policy EN13 of the Cardiff Local Development Plan.

- 20. Prior to the commencement of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to

workers, neighbours and other offsite receptors in accordance with Policy EN13 of the Cardiff Local Development Plan.

21. The remediation scheme approved by condition 21 shall be fully undertaken in accordance with its terms prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority. All work and submissions carried out for the purposes of this condition shall be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document 'Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.  
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.
22. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan shall be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.  
Reason: To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EN13 of the Cardiff Local Development Plan.
23. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation.

Only material approved in writing by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

24. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with Local Development Plan Policy EN13.

25. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved in writing by the Local Planning Authority shall be reused.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with Local Development Plan Policy EN13.

**RECOMMENDATION 2** : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 3** : The contamination assessments and the affects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority

takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management licence. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 4:** Prior to the commencement of development, the developer shall notify the Local Planning Authority of the commencement of development, and shall display a site notice and plan on, or near the site, in accordance with the requirements of Article 12 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

**RECOMMENDATION 5:** Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales (NRW) must be contacted for advice.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Where there is a likelihood that bats are present, or where bats are found to be present, a suitably qualified and experienced ecological consultant should be contracted to provide an assessment of the impact of the proposed works, and undertake bat surveys if necessary.

Where bats or their roosts are present, no works of site clearance, demolition or construction should take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation. Otherwise, a prosecution may result in a fine and/or imprisonment. NRW can be contacted at:-

Natural Resources Wales, Tŷ Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000. The Bat Conservation Trust can be contacted at 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5DR, 0845 1300228.

**RECOMMENDATION 6:** That the applicant/developer be advised to have regard to the advice from Dwr Cymru Welsh Water in their letter dated 4<sup>th</sup> January 2017 which has been forwarded to the agent.

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought for the demolition of the existing car sales building and the construction of 19 no. self-contained apartments, new access, parking, cycle, refuse storage and amenity facilities at Colchester Motor Company, Colchester Avenue, Penylan.
- 1.2 The proposed development is a contemporary design of part three, part four storey development. A flat roof is proposed and the external finishes include Euroclad or Rockpanel cladding with grey upvc to doors and windows.
- 1.3 The amended plans incorporate 19 no. two bedroom apartments in a four-storey detached building including the provision of 4 no. balconies to four of the apartments.
- 1.4 A single point of access and egress would be created off Colchester Avenue, serving 20 no. car parking spaces. Cycle parking is proposed to the northwest elevation.
- 1.5 The amended site plan shows provision for 3 no. new trees, one each to the northeast, southeast and northwest corners.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site extends to approximately 0.13 hectares and the levels rise approximately 1.5 metres across the length of the site from southeast to northwest.
- 2.2 The site is located within the established urban area and is surrounded by existing residential areas of 2 and 3 storeys in height. The car park serving the Three Brewers Public House abuts the site to the southwest and a parade of commercial units including Class A1, A3 and D1 uses are immediately northwest.
- 2.3 The site lies on an existing bus route. The nearest bus stops are approximately 95 metres to the northwest and 90 metres to the southeast.

2.4 A sewer easement crosses the northwest corner of the site on a northeast-southwest alignment.

### 3. **SITE HISTORY**

3.1 04/01961/E: Permission granted in April 2006 for the demolition of existing car sales, forecourt and canopy structures to create 17 no. one and two bedroom apartments, car parking and amenity space.

3.2 04/00756/R: Permission sought in March 2004 for the demolition of existing car sales, forecourt and canopy structures to create 17 no. one and two bedroom apartments, car parking and amenity space in a secure courtyard development. Subsequently withdrawn in August 2004.

### 4. **POLICY FRAMEWORK**

4.1 Planning Policy Wales, Edition 9 (November 2016).

*4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when...taking decisions on individual planning applications.*

*4.2.4 Legislation secures a presumption in favour of development in accordance with the development plan for the area unless material considerations indicate otherwise.*

*4.3.1 All those involved in the planning system are expected to adhere to (inter alia):*

- putting people, and their quality of life now and in the future, at the centre of decision-making;*
- taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change; and*
- taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

*4.4.1 The following sustainability objectives for the planning system reflect our vision for sustainable development and the outcomes we seek to deliver across*

*Wales. These objectives should be taken into account...in taking decisions on individual planning applications in Wales. These reflect the sustainable development outcomes that we see the planning system facilitating across Wales.*

#### *4.4.3 Planning policies, decisions, and proposals should (inter alia):*

- Contribute to the protection and improvement of the environment so as to improve the quality of life and protect local and global ecosystems*
- Ensure that all communities have sufficient good quality housing – including affordable housing – in safe neighbourhoods*
- Promote access to employment, shopping, education, health, community facilities and green space*
- Foster improvements to transport facilities*
- Foster social inclusion.*
- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;*
- Locate developments so as to minimise the demand for travel, especially by private car;*
- Support the need to tackle the causes of climate change by moving towards a low carbon economy.*
- Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.*
- Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems.*
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.*
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.*
- Foster improvements to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.*
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.*

#### 4.2 Technical Advice Notes (TANs):

2	Planning and Affordable Housing
11	Noise
12	Design
16	Sport, Recreation and Open Space
18	Transport



#### 4.3 Local Development Plan (January 2016):

KP5	Good Quality and Sustainable Design
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP12	Waste
KP13	Responding to Evidenced Social Needs
KP15	Climate Change
H3	Affordable Housing
EN8	Trees, Woodlands and Hedgerows
EN10	Water Sensitive Design
EN12	Renewable Energy and Low Carbon Technologies
EN13	Air, Noise, Light Pollution and Land Contamination
T5	Managing Transport Impacts
C3	Community Safety/Creating Safe Environments
C5	Provision for Open Space, Outdoor Recreation, Children's Play and Sport
W2	Provision for Waste Management Facilities in Development

#### 4.4 The following guidance documents were supplementary to the City of Cardiff Local Plan (1996), now superseded by the Local Development Plan (LDP). They remain a material consideration insofar as they are consistent with LDP policy:

*Access, Circulation and Parking Standards* (January 2010)  
*Trees and Development* (March 2007)  
*Open Space* (March 2008)

#### 4.5 Supplementary Planning Guidance:

Waste Collection and Storage Facilities (October 2016)  
Planning Obligations (January 2017)  
Residential Design Guide (January 2017)  
Locating Waste Management Facilities (January 2017)

### 5. **INTERNAL CONSULTEES RESPONSES**

#### 5.1 The **Operational Manager, Transportation**, is now satisfied that the amended vehicle tracking and amended site plans showing the provision of a turning area for delivery vehicles are adequate. He acknowledges that the agent has confirmed that the parking bays meet the 2.4m x 4.8m minimum dimensions as set out in the Supplementary Planning Guidance. He raises no concerns in respect of the impact of the development upon traffic flows along Colchester Avenue, or the safe operation of the lighted junction with Hammond Way, nor does he raise any concerns about impact upon highway safety. He recommends relevant conditions in respect of construction management, parking and cycle parking and the reinstatement of the footway where crossovers are being closed up.

- 5.2 The **Operational Manager, Environment (Contaminated Land)**, advises that the site has been identified as formerly commercial/industrial with uses including petrol station and car sales. Activities associated with this use may have caused the land to become contaminated. In addition former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to human health and the environment for the proposed end use.
- 5.3 Should there be any importation of soils to develop the garden/landscaped areas of the development, or any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. She requests the inclusion of relevant conditions and an informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with Local Development Plan (LDP) Policy EN13.
- 5.4 The **Council's Tree Officer** advises that the proposal to de-seal part of this currently wholly sealed site, and provide soft landscaping as part of residential development, is welcomed. The presence of the mains sewer easement will preclude tree planting within the easement, such that it will only be possible to accommodate large species trees in the NW corner, outside of the easement as shown, and towards the SE boundary, as shown. A full, detailed landscaping scheme is preferred upfront, informed by full knowledge of service constraints (proposed and existing), and comprising a scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section and plan view, planting methodology and minimum 5 year aftercare methodology. Planting soils will need to be imported, and provide for 30m<sup>3</sup> root available soil volume per tree, applied as a default profile of 300mm sandy loam topsoil over 600mm sandy loam subsoil profile (all imported soils to be certified in accordance with BS 3882:2015 & BS 8601:2013 and shown to be fit for purpose in accordance with a soil scientist's interpretive report). Suggested suitable trees include *Celtis australis*, *Gleditsia triacanthos* 'Imperial', *Ostrya carpinifolia*, *Pinus heldreichii*, *Quercus canariensis*, *Q. castaneifolia*, *Q. frainetto*, *Q. libani*, *Q. suber* and *Tilia tomentosa* 'Brabant'.
- 5.5 In response to the comments of the Parks Officer (see paragraph 5.14), the off-site trees are not shown on submitted plans. In theory, they should not suffer significant harm, since they appear to be growing within soft landscape, whereas the development site is all hard landscape. Consequently, root development into the development site is likely to be limited. Furthermore, soft landscape areas are proposed adjoining the off-site trees, so in theory they will benefit from the proposed development in terms of access to increased volumes of root available soil. However, if roots have developed beneath the hard landscape within the development site, then the creation of car-parking

and new soft landscape beds could result in root severance and damage. Given this, it would be advisable to go through the BS 5837 assessment process, or alternatively, to condition the submission of an Arboricultural Method Statement, describing the precautionary measures that will be taken when developing the site, to prevent/minimise harm to any roots and branches that have extended into the site, and may be affected by construction or landscaping works.

- 5.6 The **Operational Manager, Waste Management**, advises that the bin storage area indicated within current site plans is acceptable, however she does have some concern with regards to access. The plans propose a secure vehicular gate which will be between their collection vehicles and the bins on collection day. Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open. The refuse storage area must be large enough to accommodate 4 x 1100 litre bins (for recycling and general waste) and 1 x 240 litre bin for compostable waste. Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided and good natural ventilation if completely enclosed.
- 5.7 Bulk containers must be provided by the developer/other appropriate agent, to the Councils' specification (steel containers are required where capacity exceeds 240 litres) as determined by S46 of the Environment Protection Act 1990 and can be purchased directly from the Council. The kitchens should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste. They refer the agent/architect to the Waste Collection and Storage Facilities Supplementary Planning Guidance for further relevant information.
- 5.8 The **Council's Ecologist** considers that the existing building has a low likelihood of supporting bats as there would be no loft space and the construction materials of the roof would not allow enough thermal stability to be attractive to roosting bats. The only factor which mitigates in favour of likelihood of bat roost is the close proximity of the southern corner of the building to a line of trees. However he would still say that this is not likely enough to warrant a bat survey. Instead, an advisory note should be sent to the applicant.
- 5.9 The **Operational Manager, Environment (Noise)**, has considered the application documents and is of the opinion that an acoustic report is required in order to establish the potential impacts of existing noise sources upon the development site. The acoustic report should consider:
- (i) The existing daytime and night time noise levels from Colchester Avenue at each storey of the proposed building;
  - (ii) An assessment of the expected impact of the noise upon the future occupiers of the proposed building;
  - (iii) Details of any mitigation measures that may be required as a result of the impact assessment.

- 5.10 Given that the proposal involves the development of 19 no. self-contained apartments close to a transportation noise source and that noise is a material consideration by paragraph 13.15.1 (Edition 7) of Planning Policy Wales he would expect the acoustic report to be submitted for consideration and approval by the Pollution Control team prior to the determining of the application. He would further advise that attention be drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.
- 5.11 The **Operational Manager, Environment (Air)** is satisfied that little risk is placed upon future residents and nearby residents in terms of traffic derived emissions. Looking at the application from a dust emissions perspective due to the close proximity of residential dwellings to the proposed development. In accordance with IAQM "Guidance on the assessment of dust from demolition and construction" Chapter 6, Step 1, Box 1 highlights certain screening criteria which needs to be considered and if a development qualifies for an assessment. The document states "An assessment will normally be required where there is: a 'human receptor' within: - 350 m of the boundary of the site; or- 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s)." It is apparent that there are residential dwellings located in close proximity to the proposed site (<100m), therefore satisfying the 'human receptor' criteria stipulated in the cited guidance and the need for a detailed assessment to be produced. He requests a relevant condition requiring the applicant to undertake a detailed dust assessment which shall quantify the magnitude of risk to surrounding/ nearby sensitive receptors (i.e. the residential properties within 350m of the site boundary) during the demolition and construction phase of the development. Prior to the commencement of development a scheme (Construction Environmental Management Plan) to minimise dust emissions arising from construction activities on the site shall be submitted to and approved.
- 5.12 The **Council's Access Officer** has been consulted and any comments received will be reported to Committee.
- 5.13 The **Operational Manager, Drainage Division**, has no objection in principle to the consent of this application though he notes that the applicant refers to the consideration for the disposal of surface water by sustainable drainage system. No drainage details or scheme has been provided for the disposal of surface water via sustainable drainage techniques. He therefore recommends a relevant pre-commencement condition.
- 5.14 The **Operational Manager, Parks and Sport**, considers that no street trees are affected by the development but there are significant trees close to the site

boundary, adjacent to the Three Brewers, and at the back of properties on Doe Close. These could be potentially impacted by the demolition of the existing garage and construction of the new car park, although the new building is located some distance away, and verge areas are indicated adjacent to a number of trees. The Tree Officer's views should be sought on whether an Arboricultural Assessment and Tree Protection Plan are required.

- 5.15 Overall the design of space around the development will provide very limited amenity to people living within the apartments, although he accepts that there is a need to provide adequate car parking, with very little available elsewhere. However the area of amenity space shown is close to the busy Colchester Avenue, so would need to be designed with good boundaries to provide good visual and noise screening, or relocated to the back of the development. To provide a meaningful amenity space for residents it would be need to include site furniture, screening from adjacent car parking, and possibly paved areas for all year use, rather than simply being left as an area of mown grass with no recreational benefit. He recommends that a landscape architect is used to provide suitable designs, ideally with an upfront design.
- 5.16 In respect of open space provision, the current Local Development Plan (LDP) (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space, set the Council's approach.
- 5.17 The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.
- 5.18 Based on the information provided on the number and type of units, he has calculated the additional population generated by the development to be 34.2. This generates an open space requirement of 0.083 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of £35,484. As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.
- 5.19 The use of a Section 106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500mm, measured from edge of the site.
- 5.20 In the event that the Council is minded to approve the application, it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure the contribution. Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at Section

106 stage. The closest area of recreational open space is Hammond Way, with Waterloo Gardens, Roath Mill Gardens and Roath Brook Gardens also accessible.

- 5.21 The **Housing Development (Enabling) Team** considers that the site is suitable for affordable housing and therefore, in line with the adopted Local Development Plan (LDP), an on-site affordable housing contribution of 20% is sought on this brown-field site. They seek a 20% (4 units) affordable housing contribution to be delivered wholly on-site as a Low Cost Home Ownership (LCHO) for shared equity purchase at a price of 65% Open Market Value (OMV). The LCHO units would be sold to local authority nominees at the above prices, with the equity share held by the Council. If they are unable to nominate for any reason within an agreed time period, these LCHO units could be sold on the open market with the 35% of the market value paid to the Council for investment in affordable housing within the Local Authority area.

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 **Dwr Cymru Welsh Water** requests that conditions and advisory notes are included within any permission to ensure no detriment to existing residents or the environment or to Dwr Cymru Welsh Water's assets. They confirm that they have reviewed the information submitted as part of this application with particular focus on drawing reference 16/056 AL (90) 05.
- 6.2 They advise that no foul drainage connection shall be made into the 1650mm public combined sewer crossing the proposed development site. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)
- 6.3 They do not envisage any problems with the Waste Water Treatment Works for the treatment of domestic discharges from this site.
- 6.4 A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above. The applicant is also advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers)

Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

- 6.5 The **South Wales Police Crime Prevention Design Advisor** does not object although he has concerns regarding some aspects of the layout which could contribute to future crime and disorder issues. The basic layout is flats fronting onto the street with part under croft and rear courtyard parking. Parking is predominately overlooked by non-habitual rooms and under croft areas will have very limited or no natural surveillance as a result this development could be prone to crime and disorder problems as they will create unsighted accessible shelter areas, particularly as the rear courtyard area is not secure. He therefore makes a number of recommendations to mitigate against such risks:
- 6.6 Parking area is gated and enclosed with secure boundary fencing/walling at least 1.8m high;
- (i) A scheme of work for lighting parking area and under crofts is submitted to the local authority for approval;
  - (ii) All ground floor windows are compliant with PAS24:2012 (minimum acceptable security standards for domestic properties);
  - (iii) All main entrance /exit doors to individual apartments comply with PAS24:2012 (minimum acceptable security standards for domestic properties);
  - (iv) Main entrance to flats is fitted with an audio/visual access control system;
  - (v) All properties have external service meters;
  - (vi) Cycle storage area should be securely enclosed and have access control to ensure it is restricted to residents only;
  - (vii) Developers consider Secure By Design as this is a requirement for all social and affordable housing in Wales.
  - (viii) Secured by Design has been shown to reduce crime risk by up to 75%;
  - (ix) South Wales Police are happy to work with developers to achieve Secured by Design.
- 6.7 The **South Wales Fire and Rescue Service** advises that the developer should consider the need for adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.

## 7. **REPRESENTATIONS**

- 7.1 **Councillors J Boyle and B Kelloway** have not been contacted by residents with any concerns, though they do note the one public comment online which raises worries about the impact on parking. They seek reassurances on this front, not least because Colchester Avenue is already a heavily parked road in those sections where parking is allowed. They worry that any overspill parking may work its way into Doe Close or Hammond Way, both of which would be undesirable. They are also concerned that the entrance to the parking area of the proposed development is so close to the Colchester Avenue/Hammond Way junction. This is likely to become an ever busier junction once the new

Howardian Primary School is built and the rest of the Howardian site developed as part of the Housing Partnership Program. Traffic flow is on the increase along Colchester Avenue and, while the development won't add significantly to that, there are valid concerns about access into and out of the new development. They would therefore like assurances in any report from officers that the development will not add to road safety concerns. They would like to know how a right turn into the development from traffic heading in the direction of Newport Road will be managed, especially so close to the junction mentioned above. It would be useful to have a traffic flow survey carried out and the implications of the new development considered in light of that survey before they could give their full-hearted support to the application. Without a satisfactory response in the officer's report, their stance on the desirability of the application would change.

- 7.2 As for the design itself, they feel it would be an improvement on the building to be demolished. They recognise the need for more housing, though they are slightly disappointed that the development is only for two-bedroom apartments. They feel there is a need in the city for three-bedroom apartments to provide space for growing families. Cardiff has a preponderance of studio and two-bedroom flats and they feel a shift to larger family-sized apartments is overdue. This may therefore be an opportunity missed.
- 7.3 Finally, the character of this stretch of Colchester Avenue (i.e. from the junction with Hammond Way to Newport Road) is changing. What was once industrial is now increasingly residential. However, this stretch of road does not have the aura of a residential street. It retains an industrial air. Part of this is because Colchester Avenue is an increasingly busy main road. However, part of it is because the public realm has been paid little attention. In particular, the area in front of the parade of shops and the Three Brewers pub lacks a sense of being a community space. We would therefore like to see a developer's contribution that could go towards improving the public realm in the immediate vicinity of the development, helping to establish a sense of community in this growing residential area.
- 7.4 The application was advertised by **press and site notice** on 5<sup>th</sup> January 2017 as a major application in accordance with Article 12 of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
- 7.5 The occupier of **104 Colchester Avenue** expresses concern about the parking facilities associated with the proposed development. As the flats are two bedroom flats, they will be suitable/appealing for couples and families. Any overflow parking (over and above the 20 spaces allocated) will potentially overflow onto Colchester Avenue where many existing houses do not have allocated parking. This will reduce the available street side parking currently available to existing residents, making it difficult for the existing residents to access their homes.
- 7.6 They are also concerned with the access road into the development, the design and access statement notes that the existing Cardiff Motor Company entrance



will be used. It appears from the 3D rendered perspectives that there isn't sufficient space for a car/two cars to pull in and wait for the gated access to automatically open. This will cause congestion on a very busy well used road.

- 7.7 As a resident they often walk up and down Colchester Avenue to the shops and bus stop and have not seen any visible notifications of the proposed development. In case they had missed anything, they have just walked down to the proposed site, around Doe Close and the Three Brewers Pub and they didn't see any notifications. It is their understanding that these are required to be publicly visible in obvious places, to give the local community the chance to review and comment on the proposals. Where and when were the local public notifications put up? From the application submitted, they note that there was an advert posted in the Western Mail, but don't feel that is sufficient notice for the local residents to have a chance to comment on the application as many don't receive this publication. It was only by chance that they came across this planning application.

## 8. **ANALYSIS**

### **Principle of Development**

- 8.1 It is noted that the site has previously benefited from planning permission for residential development. Although the previous permission, granted in 2006, has now elapsed, it remains a material consideration in the determination of this application and provides an indication that the site has potential for residential development.

### **Design and Appearance**

- 8.2 Mindful that the site is surrounded on three sides by the public highway and car parking areas, and noting the traditional and standard design solutions in the vicinity of the site, it is considered that this context provides an opportunity for a unique design solution. The contemporary design is considered to be visually striking that will enhance the local area.
- 8.3 Although at four storeys high it would be higher than the neighbouring buildings which are two and three storeys, the space around the site provides an appropriate context for the development. The scale is considered to be appropriate for this part of Colchester Avenue. It should be noted that the building steps down to three storeys near to the three-storey dwellings on Doe Close to the southeast.
- 8.4 The building is designed such that the overall mass is reduced through good articulation, use of different and features of interest including the use of full height windows which provides generous patterns of fenestration. In respect of materials, the application does not contain full details, although the use of Euroclad or Rockpanel has been confirmed for the wall cladding. A relevant condition is attached to secure details.

- 8.5 Regarding enclosures, the application is light on information. The introduction of a dwarf wall and hedgerow to the site frontage as shown on the artist's impressions, is a welcome feature, though final details will need to be agreed to ensure a robust enclosure that does not deteriorate quickly. Reservations remain regarding the erection of a white render dwarf wall. The existing site is surrounded by palisade fencing which is unattractive and unsympathetic to the surrounding locality. A relevant condition is attached to secure final details.
- 8.6 The development makes no provision for amenity space for future residents, except for the provision of balconies to 4 no. of the 19 no. apartments. Each of the balconies measures approximately 3.5 square metres. This aspect of the development therefore does not meet the expectations of the Residential Design Guide Supplementary Planning Guidance (January 2017) which advises that balconies should be a minimum of 5 square metres. An area of landscaping measuring approximately 105 square metres is proposed to the northwest corner though its use as private amenity space is questionable, given its position on the site frontage adjacent to the access to the car park and commercial uses. The provision of additional amenity space within the site must be balanced against other material considerations, including the provision of satisfactory car parking.

## Transportation

- 8.7 It is noted that the **Operational Manager, Transportation**, is satisfied with the amended site plan which shows the provision of 20 parking spaces within the site (1 no. space per apartment plus 1 no. visitor space) plus the provision of a turning area for delivery vehicles. The recessing of the roller shutter 4.8 metres into the site is also a welcome amendment in the interests of highway safety.
- 8.8 The additional tracking information has demonstrated that vehicles can access and egress the site in a forward gear.
- 8.9 It is considered that the positioning of the car parking at the rear is acceptable, enabling an active frontage to Colchester Avenue to be provided. The car park is well overlooked from the first and second floors, providing good natural surveillance.
- 8.10 In response to the concerns expressed by Councillors J Boyle and B Kelloway, the Operational Manager, Transportation, did not consider that further survey work was necessary to assess the impact of the development upon traffic flows along Colchester Avenue.

## Landscaping

- 8.11 The sewer easement crossing the northwest corner of the site places restrictions on land available for tree planting. The amended site plan shows the provision of 3 no. additional trees to the northwest, northeast and southeast corners of the site, avoiding the easement.

- 8.12 Concerns have been expressed by the Parks Officer regarding the impact of the development upon existing trees abutting the southwest site boundary. A condition is recommended to demonstrate how these trees will be protected during the course of the development.

### **Residential Amenity**

- 8.13 The Operational Manager, Pollution Control (Noise), considers that an assessment of the impact of traffic noise is required prior to the determination of this application. However, mindful that residential use has previously been established on the site and there are other relatively recent permissions for residential development fronting onto Colchester Avenue, it is considered that a condition to ensure the road traffic noise is satisfactorily controlled within the development will suffice.
- 8.14 The amended plans introduce secondary glazing to habitable rooms and bathroom windows at first and second floors to the southeast elevation. This elevation is within 10.5 metres of the side elevation of 1 Doe Close. The windows have been introduced to improve the visual appearance of the building when approaching the site from the southeast and is considered to be an acceptable amendment, subject to a condition ensuring the privacy of this neighbouring occupier is safeguarded.
- 8.15 The relationship of the three and four-storey building with the residential properties on Doe Close to the southeast is considered to be satisfactory. The site is to the northwest and therefore will not result in a loss of direct sunlight to the rear garden of 1 Doe Close. A communal parking area is located at the rear of 1 Doe Close, where No. 4 provides natural surveillance. The relationship is considered to be acceptable.

### **Third Party Representations**

- 8.16 The provision of three-bedroom apartments to make provision for families, as requested by Councillors Boyle and Kelloway, cannot be insisted upon; the application must be determined on its own planning merits. In any event, the two bedroom apartments in the scheme could be occupied by small families in any event.
- 8.17 Their request for a financial contribution towards the improvement of the public realm in the immediate vicinity of the site, particularly in front of the public house and shops, is noted. However, this land owned by a third party and is not adopted by the Council. Moreover, such a request is not considered meet the legal tests for contributions in this instance.
- 8.18 Concerning the publicity of the application, a site notice was displayed on 5<sup>th</sup> January 2017 on a lamppost on the site frontage.

## **Other Matters**

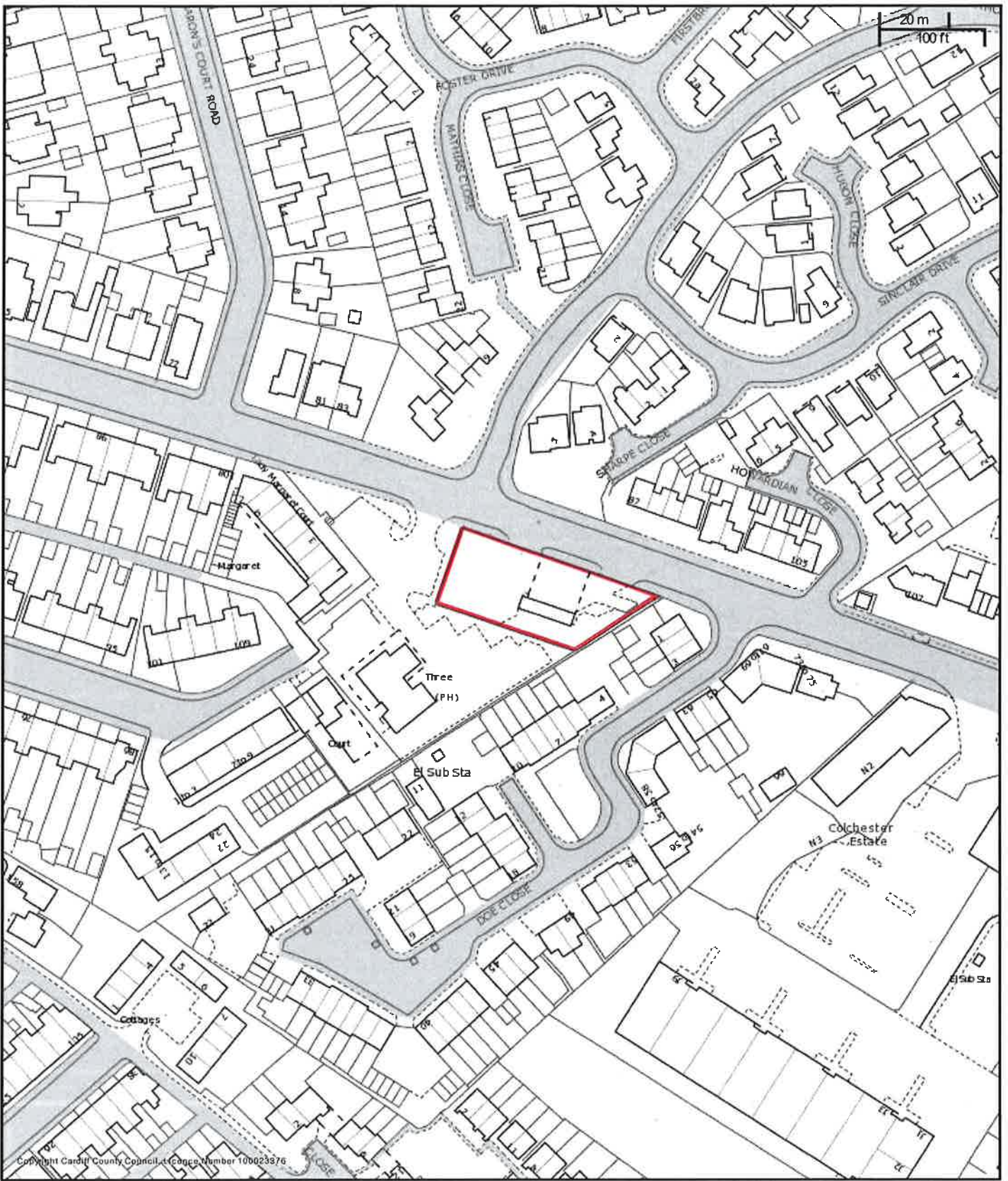
- 8.19 *Crime and Disorder Act 1998* – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 8.20 *Equality Act 2010* – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 8.21 *Well-Being of Future Generations Act 2016* – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

## **9. SECTION 106 AGREEMENT**

- 9.1 Local Development Plan Policies KP6 (New Infrastructure), KP7 (Planning Obligations), H3 (Affordable Housing) and C5 (Provision for Open Space, Outdoor Recreation, Children’s Play and Sport), and the Planning Obligations Supplementary Planning Guidance (2017) are relevant considerations. An independent viability appraisal of the development has been undertaken which concluded that the development can provide the following contributions and remain viable:
- (i) Affordable Housing – 20% on site provision in the form of Low Cost Home Ownership (4 no. units) for shared equity purchase at a price of 65% Open Market Value; and
  - (ii) Open Space - £35,484 towards the design, improvement and/or maintenance of existing open space in the Penylan Ward. The closest area of recreational open space is Hammond Way, with Waterloo Gardens, Roath Mill Gardens and Roath Brook Gardens also accessible.
- 9.2 These contributions are considered to meet the relevant tests for planning obligations. The applicant has confirmed through their agent that they are willing to enter into a Section 106 Agreement with the Council to secure these contributions.

10. **CONCLUSIONS**

- 10.1 The development will, in the view of officers, result in the provision of much needed housing, including affordable housing, in a high quality, contemporary development that will enhance this part of Colchester Avenue, a key thoroughfare in this part of the City.
- 10.2 Weighing all the material considerations in the balance, it is considered that the development should proceed, subject to relevant conditions and the completion of a Section 106 Agreement to secure the contributions identified in Section 9.



CHIEF EXECUTIVE  
 Paul Orders  
 County Hall  
 Atlantic Wharf  
 Cardiff CF10 4JW  
 Tel: 029 20872000

**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



Title

Scale: 1:1500

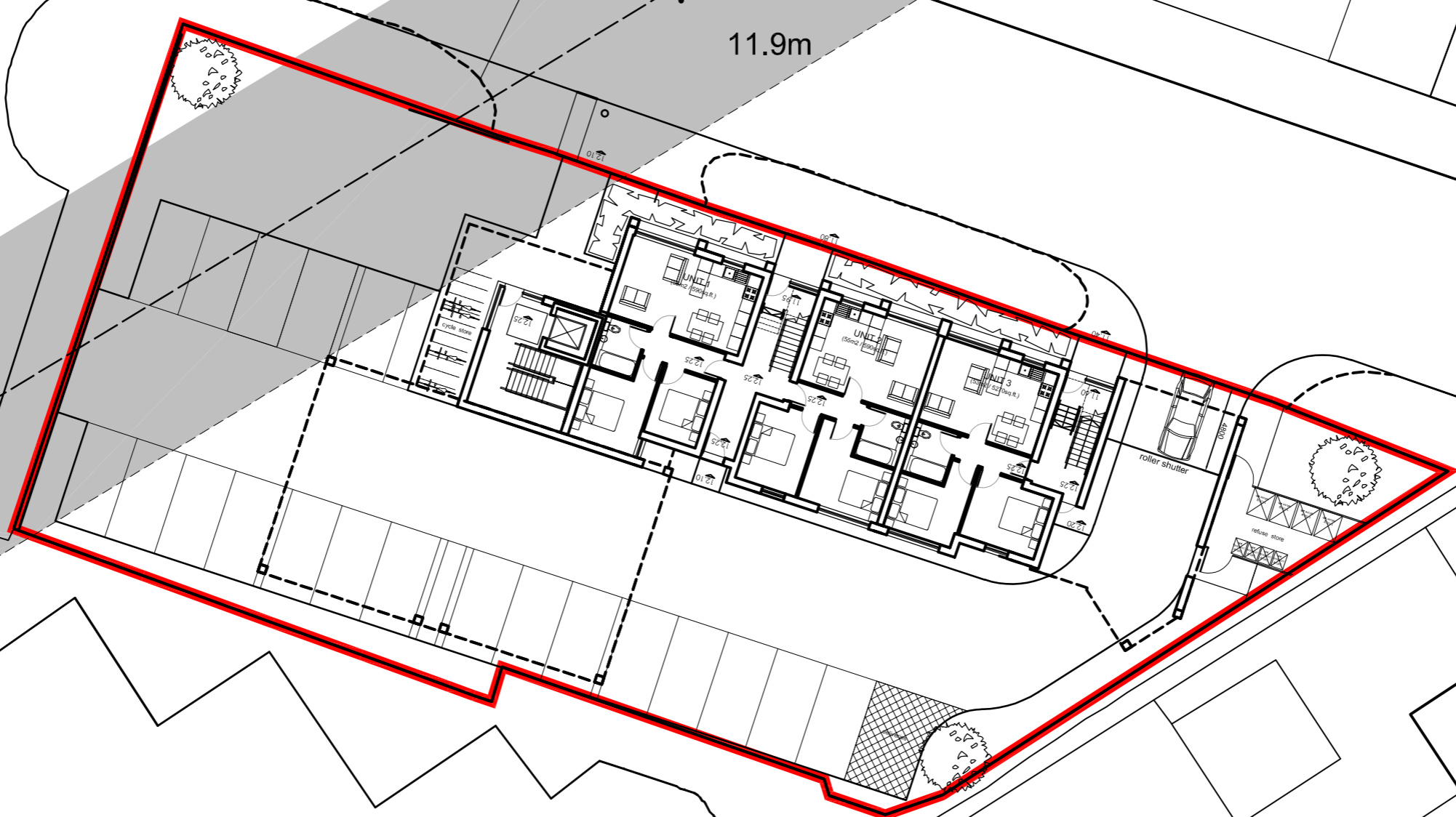
Date: 4/4/2017 at 11:50 AM

Coordinates:

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Ordnance Survey 100023376 (2014).

Date	Drawn	Check	Description
09/02/17	***	***	Spot Levels and FF Levels Added, landscaping amended
21/03/17	***	***	Amended as per planners comments
27/03/17	***	***	Tree Included to rear

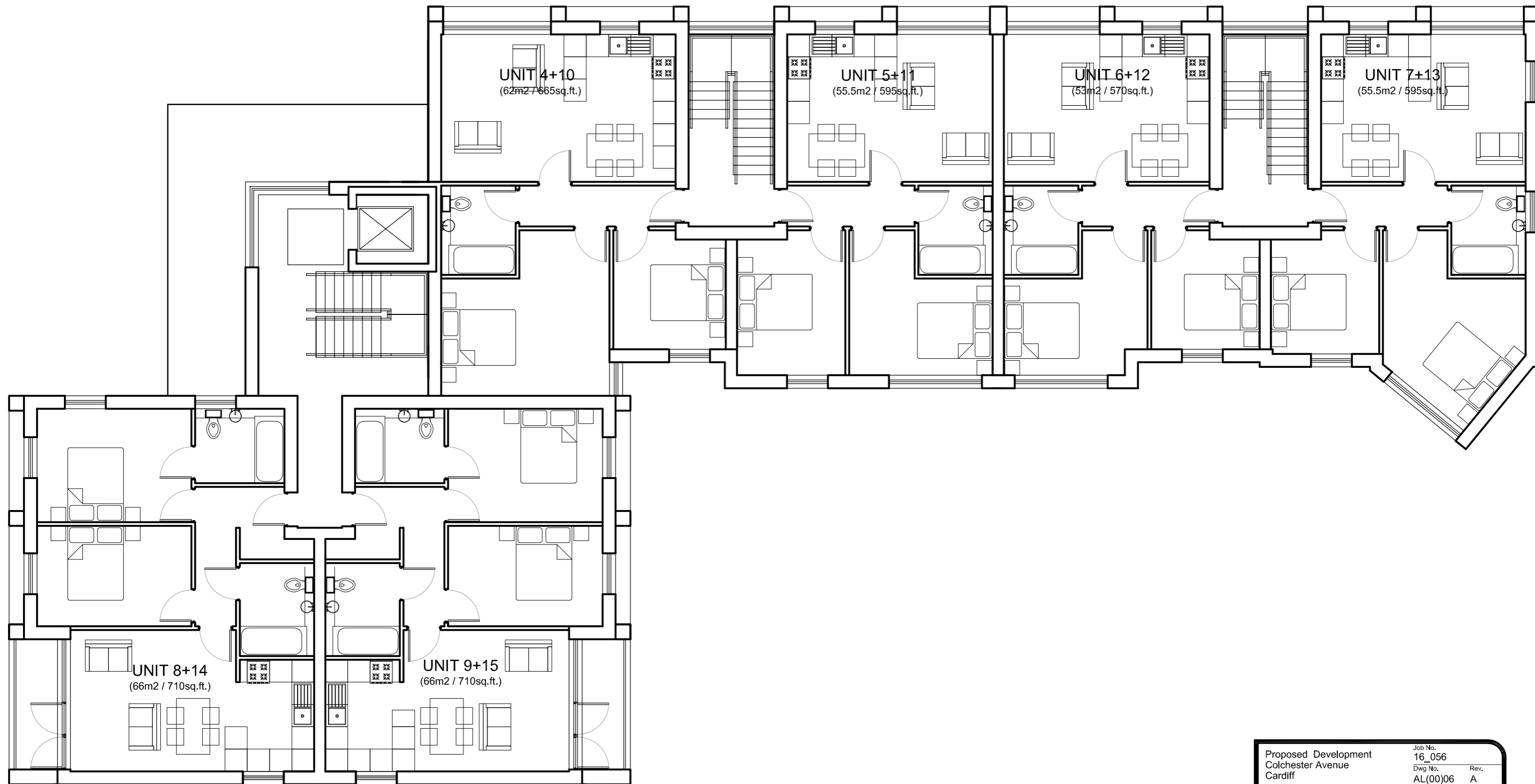


The  
Three  
Brewers  
(PH)

Proposed Development Colchester Avenue Cardiff	Job No. 16_056	Rev. C
Title Proposed Site Plan	Dwg No. AL(90)05	
Date 12/09/16	Drawn IWJ	Scale 1:250 @ A3

**CJ** Architects · Town planners  
Environmental & Urban design

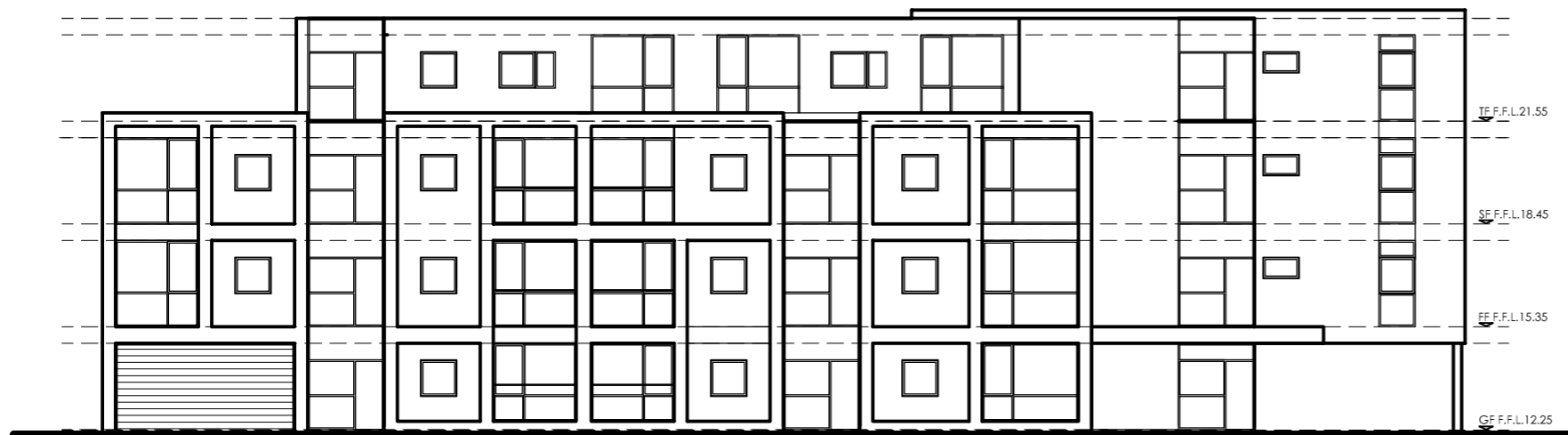
Unit 1A, Compass Business Park,  
Fochs Road, Cardiff, CF24 5HL  
www.cjarchitects.co.uk  
Tel: 029 20452100



# FIRST AND SECOND FLOORS

Proposed Development Colchester Avenue Cardiff	Job No. 16_056	Rev. A
Title Proposed First and Second Floor		
Date 12/09/16	Drawn IWJ	Scale 1:100 @ A3
		
<small>Unit 1A, Compost Business Park, Fochs Road, Cardiff, CF24 5HL www.c.jarchitects.co.uk tel: 029 20452100</small>		

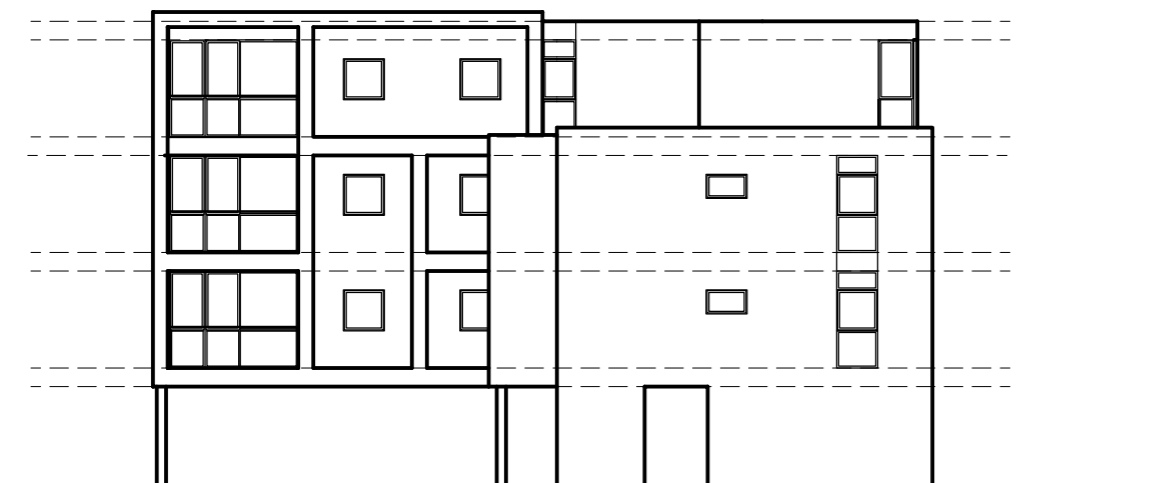




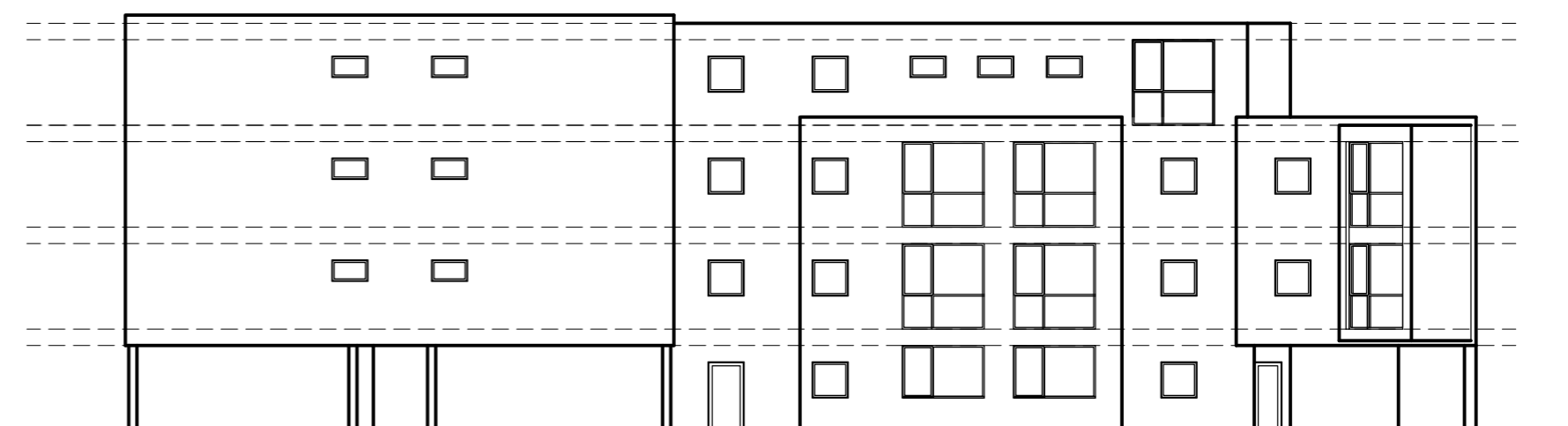
FRONT ELEVATION




R/H SIDE ELEVATION



L/H SIDE ELEVATION



REAR ELEVATION

Proposed Development Colchester Avenue Cardiff		Job No. 16_056	Rev. A
Title Proposed Elevations		Dwg No. AL(00)08	
Date 12/09/16	Drawn IWJ	Scale 1:200 @ A3	
		Architects · Town planners Environmental & Urban design	
<small>Unit 1A, Compass Business Park, Fochs Road, Cardiff, CF24 5HL</small>		<small>www.c-jarchitects.co.uk tel: 029 20452100</small>	

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COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/02994/MJR** APPLICATION DATE: 20/12/2016

ED: **GRANGETOWN**

APP: TYPE: Full Planning Permission

APPLICANT: J G Hale Construction

LOCATION: 162-168 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11  
6NJ

PROPOSAL: REDEVELOPMENT TO PROVIDE 19 NO. RESIDENTIAL  
DWELLINGS, ONE COMMERCIAL UNIT AND ASSOCIATED  
WORKS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, or otherwise under **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraph 8.8 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. This consent relates to the following approved plans and documents:

Plans

(90)001  
(SK) 001; 002; 003; 004C; 005C; 006C; 007C; 008B and 009  
16-659/200A1/1.1  
TDA.2250.01

Documents

Asbri Design & Access Statement dated November 2016  
Asbri Planning Statement dated November 2016  
Asbri Pre-Application Consultation Report dated December 2016  
ESP Flood Consequences Assessment rev. 1 ref: 6363s.2663  
TDA Landscape Specification and Management Plan dated December 2016  
Terra Firma Geotechnical & ge0-Environmental Report ref: 13829  
Richard Watkins Ecological Site Induction and Working Method for Works dated 07 November 2016

Reason. For the avoidance of doubt.

3. The residential and commercial refuse storage facilities shown on the approved plans shall be provided prior to the beneficial use of the

development and shall thereafter be retained and maintained.  
Reason. To ensure an orderly form of development.

4. Following completion of the ground gas monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan

5. Post demolition and prior to the commencement of the construction of the development an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person \* in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.

The report of the findings shall include:

- (i) not required
- (ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;
- (iii) an assessment of the potential risks to:
  - human health,
  - groundwaters and surface waters
  - adjoining land,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - ecological systems,
  - archaeological sites and ancient monuments; and
  - any other receptors identified at (i)

- (iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (2012), unless the Local Planning Authority agrees to any variation.

\* A 'suitably qualified competent person' would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.

Reason: To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment in accordance with policy EN13 of the Cardiff Local Development Plan.

- 6. Post demolition and prior to the commencement of the construction of the development a detailed remediation scheme and verification plan to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

- 7. The remediation scheme approved by condition x (PC14B above) must be fully undertaken in accordance with its terms prior to the occupation

of any part of the development unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Within 6 months of the completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WAG / EA guidance document ' Land Contamination: A guide for Developers' (July 2006), unless the Local Planning Authority agrees to any variation.

Reason : To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan

9. Any topsoil [natural or manufactured], or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be

undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

10. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

11. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused. Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan.

12. Prior to commencement of development a scheme shall be submitted to and approved in writing by the Local Planning Authority to provide that all habitable rooms exposed to external road traffic noise in excess of 63 dBA Leq 16 hour [free field] during the day [07.00 to 23.00 hours] or 57 dBA Leq 8 hour [free field] at night [23.00 to 07.00 hours] shall be subject to sound insulation measures to ensure that all such rooms achieve an internal noise level of 40 dBA Leq 16 hour during the day and 35 dBA Leq 8 hour at night. The submitted scheme shall ensure that habitable rooms subject to sound insulation measures shall be provided with acoustically treated active ventilation units. Each ventilation unit (with air filter in position), by itself or with an integral air supply duct and cowl (or grille), shall be capable of giving variable ventilation rates ranging from –
  - 1) an upper rate of not less than 37 litres per second against a back pressure of 10 newtons per square metre and not less than 31 litres per second against a back pressure of 30 newtons per

- square metre, to
- 2) a lower rate of between 10 and 17 litres per second against zero back pressure.

No habitable room shall be occupied until the approved sound insulation and ventilation measures have been installed in that room. Any private open space (excepting terraces or balconies to any apartment) shall be designed to provide an area which is at least 50% of the area for sitting out where the maximum day time noise level does not exceed 55 dBA Leq 16 hour [free field].

Reason: To ensure that the amenities of future occupiers are protected.

13. Prior to implementation a noise assessment shall be carried out and submitted to the Local Planning Authority to ensure the noise emitted from fixed plant and equipment on the site achieves a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected,

14. The finished floor level of the ground floor commercial and residential floorspace shall be set at or above 7.4m AOD.

Reason. To reduce the risk of flooding to the proposed development.

15. No development (excluding demolition) shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

**RECOMMENDATION 2** : To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 3** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to



the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 4:** That the applicant be advised that the highway works condition and any other works to existing adopted public highway are to be subject to an agreement under Section 278 Highways Act 1980 between the developer and Local Highway Authority.

**RECOMMENDATION 5 :** That the applicant be advised that foul and surface water discharges shall be drained separately from the site and land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 A full application for the residential redevelopment of a quadruple fronted ground floor retail premises, with residential floorspace to the first floor, including the redevelopment of a detached building to the rear of the site, the provision of refuse and cycle storage facilities and the creation of courtyard amenity space.

- 1.2 The proposed development will be of a mainly 2.5 to 3 storey pitched roof design, with a ground floor commercial unit (approx. 129sqm) having a flat roof area to the Penarth Road frontage. The residential accommodation above comprises a standard first floor design, with the second floor being partially in the roofspace.

The layout is broadly L shaped, wrapping around the corner into North Street.

The corner elements (Penarth Road/North St and North St/Thomas St) are slightly taller, with the second floor contained below the roof, which is pitched, with hipped ends. There are dormer windows to the areas of 2.5 storey height, on the Penarth Road and North Street frontages.

- 1.3 To the Thomas Street frontage, there is a single storey pitched roof flat, adjacent to the corner element. The site extends outwards at this point and takes in an enclosed refuse and cycle store and a redeveloped 2 storey pitched roof outbuilding which forms a further two flats, the ground floor flat benefiting from a small private amenity area. These detached flats are connected to the two stores by a boundary wall and railing, creating a secure area that will also access the communal courtyard amenity space.

The rear elevations of the main building benefits from balcony access around the courtyard area, with the main access point for the main flat accommodation on Penarth Road.

- 1.4 The proposed flats comprise 5no. 2 bed units and 14no. 1 bed, with 2x ground floor units being designed specifically for disabled residents.
- 1.5 The proposed buildings are to be finished in a combination of facing brick and render, with Upvc rainwater goods, window frames and soffits. The courtyard amenity area includes limited soft landscaping.
- 1.6 The development proposals are presented as being 100% 'affordable' units, intended for use by a Registered Social Landlord

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is approx. 850sqm in area, accommodating two storey pitched roof and two storey flat roof buildings to the Penarth Road frontage and corner to North Street, with a single storey flat roof building taking up all of the space to the rear. The current main building is finished in a combination of facing brick, render and black painted stone/brick.
- 2.2 The application site includes an area of land to the rear (on Thomas Street) that is currently outside the building curtilage. In addition, the site includes a two storey pitched roof building that is currently in a very poor state of repair.
- 2.3 The area around the application site comprises the remainder of the commercial premises fronting Penarth Road to the east, A former public house now converted to flats to the opposite site of North Street, with further 3 storey

flats behind, and two storey dwellings to the opposite side of the Thomas Street area.

To the opposite side of Penarth Road there are 2 storey terraced dwellings.

### 3. **SITE HISTORY**

3.1 No relevant history.

### 4. **POLICY FRAMEWORK**

4.1 The site is located with the Penarth Road/Clare Road District Centre as identified in the adopted Local Development Plan 2006-2026.

4.2 The relevant Local Development Plan Policies are:

KP5 Good Quality and Sustainable Design

KP7 Planning Obligations

H2 Conversion to Residential Use

EN14 Flood Risk

T5 Managing Transport Impacts

W2 Provision for Waste Management Facilities in Development

4.3 The following Guidance was supplementary to the development Plan, now superseded by the Local Development Plan. However, it is considered consistent with adopted Local Development Plan policies and provides relevance to the consideration of this proposal to help and inform the assessment of relevant matters:

Access, Circulation and Parking Standards 2010

Infill Sites 2011

In addition to the above, the following new Supplementary Planning Guidance is also relevant:

Locating Waste Management Facilities Jan. 2017

Planning Obligations Jan. 2017

### 5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Transportation Manager has no objection, making the following comments:

*Though no off-street parking is proposed to serve the new flats I consider that this is acceptable in this instance mindful of; the very sustainable location with ready access to shops/services/public transport etc, the fact that this is a Housing Association development with associated lower levels of car ownership among residents, the existing retail use, and the availability to the rear on North Street of a number of communal available parking spaces. I note also that adequate provision is to be made for cycle parking.*

*I'd therefore have no objection subject to a condition relating to the provision of cycle parking within a lockable structure.*

- 5.2 The Highways Drainage Manager has been consulted and no comments have been received.
- 5.3 The Waste Manager indicates that the refuse storage facilities shown on the submitted plans are acceptable, but advises the applicant that additional capacity may be required in future.
- 5.4 The Pollution Control Manager (Contaminated Land) has no objection, subject to conditions in respect of contaminated land issues, with further contaminated land advice.
- 5.5 The Pollution Control Manager (Noise & Air) has no objection subject to the imposition of conditions in respect of traffic noise and plant noise, with further advice in respect of construction site noise.
- 5.6 The Regeneration Manager has been consulted and no comments have been received.
- 5.7 The Parks Manager has no objection, subject to a financial contribution towards the design, improvement and/or maintenance of public open space in the vicinity of the site, making the following comments:

### **Open Space Provision**

*These comments relate to the current LDP (C5 Provision for Open Space, Outdoor Recreation, Children's Play and Sport; KP16 Green Infrastructure), and the 2017 Planning Obligations Supplementary Planning Guidance (SPG), supported by policies set out in the 2008 SPG for Open Space which set the Council's approach to open space provision.*

*The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable.*

*Based on the information provided on the number and type of units, I have calculated the additional population generated by the development to be **27.2**. This generates an open space requirement of **0.0661 ha** of on-site open space based on the criteria set for **Housing accommodation**, or an off-site contribution of **£28,221**. I enclose a copy of the calculation*

*As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development.*

*The use of S106 contribution from this development will need to satisfy CIL and the current distance requirements set out in the 2017 Planning Obligations SPG – play areas 600m (not applicable to student and sheltered accommodation), informal recreation 1000m, and formal recreation 1500m, measured from edge of the site.*

*In the event that the Council is minded to approve the application, I assume it will be necessary for the applicant and the Council to enter into a Section 106 Agreement to secure payment of the contribution.*

*Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Sevenoaks Park, Grange Gardens and Coronation Park.*

- 5.8 The Air Quality Officer has no objection, subject to the imposition of a condition relating to dust mitigation during demolition works.
- 5.9 The Housing Strategy Manager has no objection, commenting that the development of the site for 100% 'affordable' housing is welcomed.
- 5.10 The Neighbourhood Renewal Manager (Access) has been consulted and no comments have been received.

## **6. EXTERNAL CONSULTEE RESPONSES**

- 6.1 Dwr Cymru/Welsh Water have no objection subject to conditions in respect of site drainage.
- 6.2 Natural resources Wales have no objection, subject to a condition requiring the finished floor level at ground floor is set at 7.4m AOD.
- 6.3 South Wales Fire & Rescue Service have provided advice that has been passed to the agent.
- 6.4 South Wales Police have been consulted and no comments have been received.

## **7. REPRESENTATIONS**

- 7.1 Adjacent occupiers have been consulted and the application has been advertised on site and in the press in accordance with adopted procedures. No comments have been received.
- 7.2 Local Members have been consulted.

Councillor Awan sent an email to the agent dated 21 February 2017, seeking clarification of the current and proposed car parking situation and the point of access to the development. Councillor Awan has made no representation in

respect of this application.

## 8. **ANALYSIS**

- 8.1 A full application for the redevelopment of a quadruple fronted ground floor retail premises, with residential floorspace to the first floor, to provide 19 'affordable' flats, with a smaller ground floor retail unit to the Penarth Road frontage.
- 8.2 In terms of the policy implications of the proposals, the application site falls within Penarth Road/Clare Road District Centre as defined by the Adopted Local Development Plan proposals map and should therefore be assessed against Policy R4 which aims to promote and protect the shopping role of district centres while supporting a mix of appropriate uses. Policy R4 aims to promote and protect the shopping role of district centres and favours retail, office, leisure and community facilities within District Centres. Criterion (iv) permits proposals for uses other than Class A1 at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages.

Paragraph 5.273 of the supporting text recognises that the provision of residential accommodation at upper floors within centres can support their vitality, attractiveness and viability.

Whilst the proposed development will result in the loss a large retail unit, the application incorporates a new commercial unit at the ground floor frontage to Penarth Road which will maintain an active frontage in this district centre location and positively benefit the vitality and viability of the frontage. In addition the provision of residential accommodation in the centre would increase footfall and contribute to the centre's vitality and viability.

Assessed against this policy framework, the proposal raises no land use policy concerns.

- 8.3 In terms of design, pre-application discussions have taken place with the developer/architects which have resulted in the design of the proposed scheme being of a scale, form and layout broadly acceptable from a Placemaking perspective.

While the ridge and eaves height of the proposed building would be slightly higher than that of the neighbouring terraced properties, this additional height is considered acceptable within the context of the street scene, given the evident variety in the roofscape along this particular stretch of the street, and given the corner location of the plot.

The front elevation of the proposed building would be largely consistent with that of the existing building frontages. The commercial element proposed would project out as far as the pavement at ground floor level with the upper floors set back in line with the rest of the terrace. The non-commercial corner element of

the building, turning the corner between Penarth Road and North Street, would sit on the edge of pavement thereby giving some presence to the building here.

The North Street elevation of the proposed development would represent a significant enhancement on the building currently abutting the street. It is also of note that the general appearance of the proposals to this elevation are reflective of the situation to the former public house on the opposite side of North Street.

Dormer windows are a characteristic feature along this part of Penarth Road and therefore their inclusion within the proposed buildings design is considered acceptable.

- 8.4 The detached building at the rear of the site would sit on largely the same footprint as that of the existing building on this part of the site. As such, it would have no greater impact on the surrounding built form than currently exists. This building would be subdivided into two flats with the ground floor flat benefiting from a small area of external amenity space. The proposed building would represent a visual enhancement of the area, given the poor state of the existing structure.
- 8.5 Negotiations have taken place over the positioning and design of the bin and bike stores in order to reduce their prominence, improve ease of access for refuse collection and improve security of the bike store. The stores form part of the boundary to the rear of the site, with a link wall and railings between the cycle store and the detached flats, with a 1.8m high railing gate serving as a controlled secondary access point between the refuse store and flat no. 5.
- 8.6 The amenity space provision associated with the proposed development is of a limited size for the number of unit proposed. However, given that the application is for 14 one bed and 5 small two bed flats; as well as being located within a short walk of a large park, it would be difficult to sustain an objection to the proposal on this basis alone. The rear wing of the building, being single storey, would also mean that the amenity space provision would receive an appropriate level of sunlight whilst not feeling overly enclosed/oppressive.
- 8.7 The inclusion of a commercial premises at ground floor is welcomed as this will aid in supporting the commercial viability of the district centre within which the site/building is located. The inclusion of a pedestrian access direct from Penarth Road into the residential accommodation is also welcomed. This would create vitality and interest within the street while eliminating the requirement for residents to access the building solely from the rear along a quieter route with less surveillance.
- 8.8 S106 matters – The following contribution requests have been made, with reference made to the Community Infrastructure Levy tests:

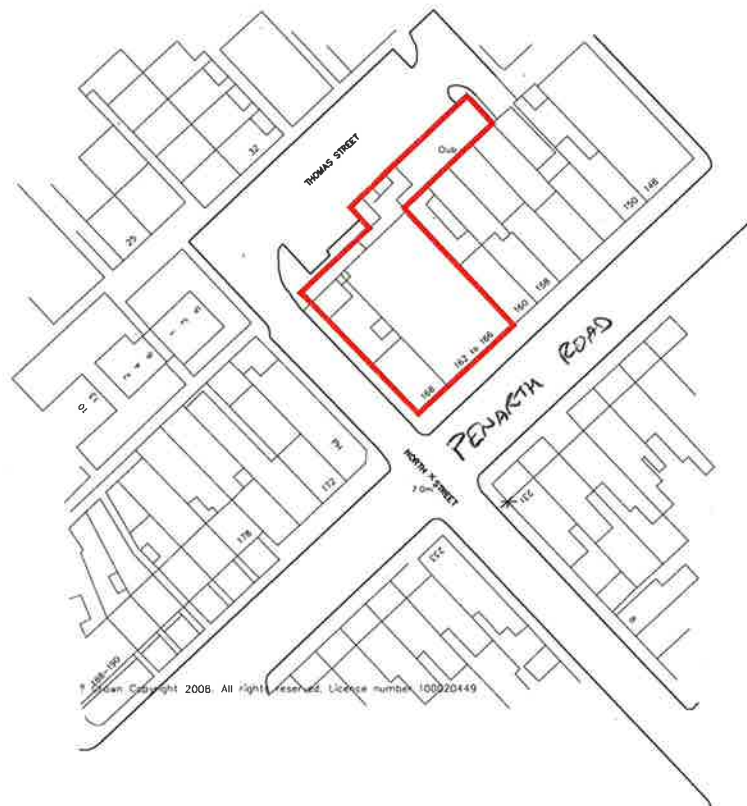
Parks – A contribution of **£28,221** is requested towards the maintenance/provision of open space in the vicinity of the site.

In addition to the above, it is recommended that the residential units hereby approved are to be used as 'Affordable' dwellings, for social rented accommodation only is secured through any legal agreement made.

- 8.9 In light of the above, and having regard for adopted planning policy guidance it is recommended that planning permission be granted.



<b>Notes</b> This drawing is copyright. All dimensions are to be checked prior to construction or manufacture. Any discrepancies to be reported immediately to the Architect.		<b>davies llewelyn and jones</b> Chartered Architects The Mallings, East Tyndall Street, Cardiff Bay, Cardiff CP1 5EA. Tel: (020) 20464433 Fax: (020) 20464346	
Sheet SITE LOCATION PLAN	Sheet No/Revision (90)001	Client TAFF HOUSING ASSOCIATION	
Date DEC 2016	Scale 1:1250	Drawn/Checked WM/DD	Job PROPOSED RESIDENTIAL DEVELOPMENT AT 162-168 PENARTH ROAD, CARDIFF.



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SITE LOCATION PLAN



EXISTING SITE PLAN

Penarth Road

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS

- (S)0001 SITE LOCATION PLAN
- (S)0001 EXISTING SITE SURVEY
- (S)0002 EXISTING SITE PLAN
- (S)0003 EXISTING ELEVATIONS
- (S)0004 PROPOSED SITE LAYOUT
- (S)0005 PROPOSED GROUND FLOOR PLAN
- (S)0006 PROPOSED FIRST FLOOR PLAN
- (S)0007 PROPOSED SECOND FLOOR PLAN
- (S)0008 PROPOSED ELEVATIONS
- (S)0009 PROPOSED FLAT TYPES
- (7)0101 PROPOSED KITCHEN LAYOUTS
- (7)0102 PROPOSED KITCHEN LAYOUTS

AREA TO BE DEMOLISHED

**Notes**  
 This drawing shall be read in conjunction with the following architects drawings:  
 (S)0001 Site Location Plan  
 (S)0001 Existing Site Survey  
 (S)0002 Existing Site Plan  
 (S)0003 Existing Elevations  
 (S)0004 Proposed Site Layout  
 (S)0005 Proposed Ground Floor Plan  
 (S)0006 Proposed First Floor Plan  
 (S)0007 Proposed Second Floor Plan  
 (S)0008 Proposed Elevations  
 (S)0009 Proposed Flat Types  
 (7)0101 Proposed Kitchen Layouts  
 (7)0102 Proposed Kitchen Layouts

**Specification**  
 This drawing shall be read in conjunction with the following specifications:  
 The proposed development shall be constructed in accordance with the specifications set out in the specification and shall be constructed in accordance with the specifications set out in the specification.

DATE: 15/09/2016  
 SCALE: 1:100  
 DRAWN BY: J. JONES  
 CHECKED BY: J. JONES  
 PROJECT NO: (SK)002  
 DRAWING NO: AV/03

**davies lawlyn and jones**  
 Chartered Architects  
 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS

- 80001 SITE LOCATION PLAN
- SK001 EXISTING SITE SURVEY
- SK002 EXISTING SITE PLAN
- SK003 EXISTING ELEVATIONS
- SK004 PROPOSED SITE LAYOUT
- SK005 PROPOSED GROUND FLOOR PLAN
- SK006 PROPOSED FIRST FLOOR PLAN
- SK007 PROPOSED SECOND FLOOR PLAN
- SK008 PROPOSED ELEVATIONS
- SK009 PROPOSED FLAT TYPES
- 74101 PROPOSED KITCHEN LAYOUTS
- 74102 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF MATERIALS

FLATS

WALLS  
FACING BRICK  
RENDER SAND-CEMENT RENDER  
COURSED RANDOM RUBBLE STONE WALL

ROOF  
EXISTING SLATE ROOF TILES

WINDOWS  
ALUMINIUM FRAMED SHUSH WINDOWS

R/W OUTLERS - DOWNPIPES  
PVC-U COLOUR BLACK

COMMERCIAL UNIT

WINDOWS & DOORS  
COLOUR COATED ALUMINIUM WINDOW FRAMES AND DOORS

NOTES  
This drawing shall be read in conjunction with the following architects drawings.  
The client is responsible for providing all necessary information and data for the design.  
The client is responsible for obtaining all necessary permissions and consents.  
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The client is responsible for obtaining all necessary permissions and consents.

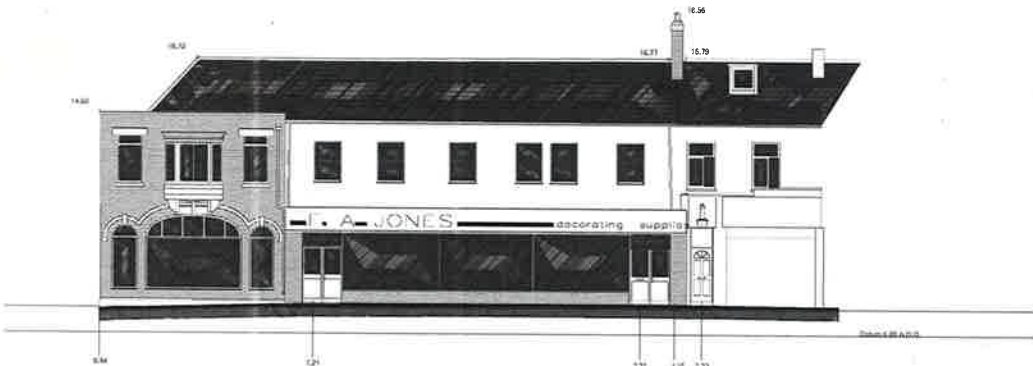
Professional  
This drawing shall be read in conjunction with the following architects drawings.  
The client is responsible for providing all necessary information and data for the design.  
The client is responsible for obtaining all necessary permissions and consents.  
The client is responsible for providing all necessary information and data for the design.  
The client is responsible for obtaining all necessary permissions and consents.

DATE: 11/09/2016  
TIME: 11:00

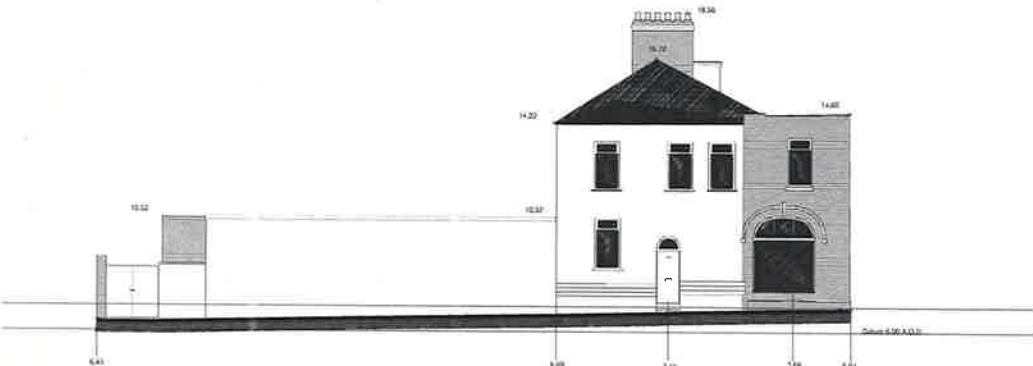
SK003  
EXISTING ELEVATIONS

PROPOSED RESIDENTIAL DEVELOPMENT AT  
102-104 PENARTH ROAD, CARDIFF

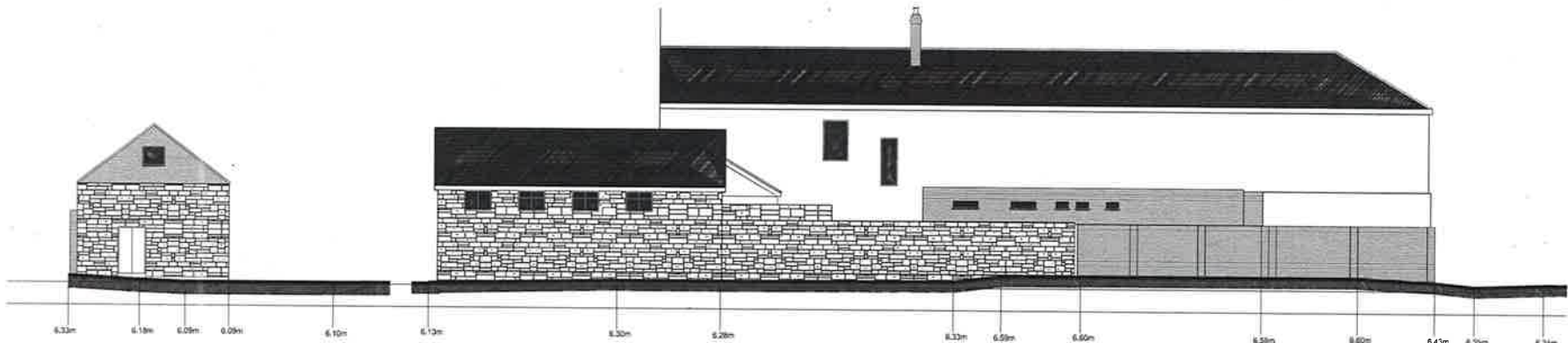
davies jlewelyn and jones  
Chartered Architects  
102-104 Penarth Road, Cardiff  
Cardiff, South Wales, CF11 9LJ  
Tel: 0300 011 1111  
www.djj.co.uk



Existing Front Elevation - Penarth Road



Existing Side Elevation - North Street

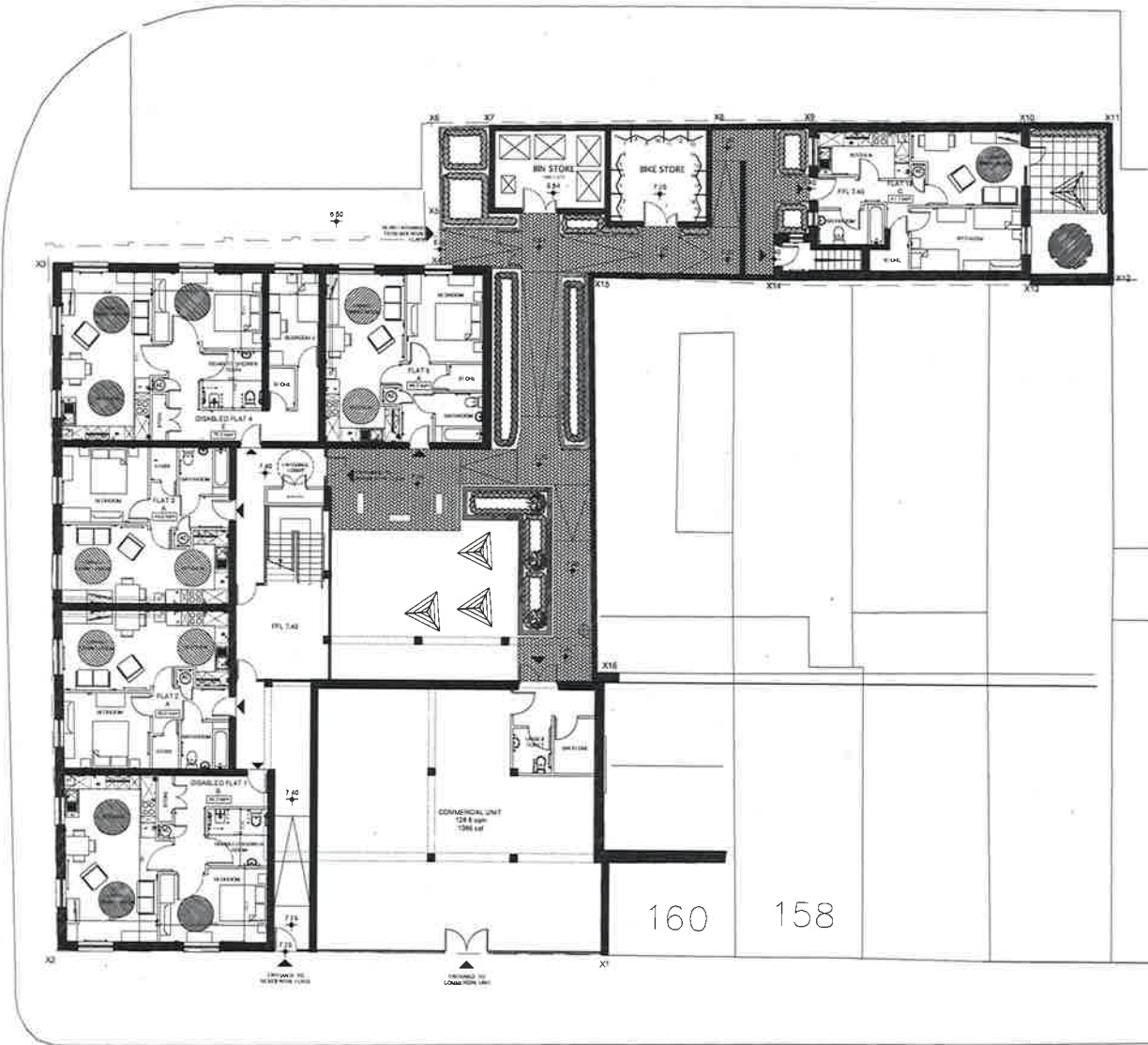


Existing Side Elevation - Thomas Street

Existing Side Elevation - Thomas Street

EXISTING ELEVATIONS

THOMAS STREET



PROPOSED SITE LAYOUT - GROUND FLOOR LEVEL

PENARTH ROAD

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECT'S DRAWINGS.

- 00/001 SITE LOCATION PLAN
- 00/001 EXISTING SITE SURVEY
- 00/002 EXISTING SITE PLAN
- 00/003 EXISTING ELEVATIONS
- 00/004 PROPOSED SITE LAYOUT
- 00/005 PROPOSED GROUND FLOOR PLAN
- 00/006 PROPOSED FIRST FLOOR PLAN
- 00/007 PROPOSED SECOND FLOOR PLAN
- 00/008 PROPOSED ELEVATIONS
- 00/009 PROPOSED FLAT TYPES
- 00/010 PROPOSED KITCHEN LAYOUTS

SCHEDULE OF ACCOMMODATION

<b>GROUND FLOOR</b>		
COMMUNAL FLAT TYPE A	2P1B	3 No
DISABLED FLAT TYPE B	2P1B	1 No
DISABLED FLAT TYPE C	3P2B	1 No
WALK UP FLAT TYPE C	2P1B	1 No
<b>COMMERCIAL UNIT</b>		
1 No		
<b>FIRST FLOOR</b>		
COMMUNAL FLAT TYPE A	2P1B	4 No
COMMUNAL FLAT TYPE D	3P2B	2 No
WALK UP FLAT TYPE C	2P1B	1 No
<b>SECOND FLOOR</b>		
COMMUNAL FLAT TYPE A	2P1B	4 No
COMMUNAL FLAT TYPE D	3P2B	2 No
<b>TOTAL No OF FLATS</b>		<b>12 No</b>

- SITE OWNERSHIP BOUNDARY LINE
- EXTERNAL WORKS
- DENOTES EXTENT OF CONCRETE BRICK PAVINGS LAID HERRINGBONE FASHION
- WALLING - FENCING
- GALVANISED MILD STEEL HOOP TOPPED RAILING PAINTED. PROVIDE 1300mm HEIGHT RAILING
- GALVANISED MILD STEEL HOOP TOPPED RAILING PAINTED. PROVIDE 1800mm HEIGHT RAILING & GATES
- BIN STORE
- DENOTES 2400mm HEIGHT BRICK WALL TO BICYCLE AND BIN STORE
- 2x1150 LITRE BIN FOR GENERAL WASTE
- 2x1150 LITRE BIN FOR RECYCLING
- 1x240 LITRE BIN FOR FOOD COMPOST
- BIKE STORE
- 19 No LOCKABLE SECURE WALL MOUNTED BICYCLE RACKS
- POTENTIAL LOCATION OF FLUE
- DENOTES ROTARY CLOTHES LINE DRYING AREA TO BE IN-SITU CONCRETE WITH NONSLIP FINISH
- LANDSCAPING
- REFER TO LANDSCAPE ARCHITECT'S DRAWING TDA 2020 01
- BOUNDARY TREATMENTS
- X1-X2 FRONT BOUNDARY OF COMMERCIAL UNIT AND FLATS
- X2-X3 SIDE BOUNDARY OF FLATS
- 84-90 ENTRANCE PATH BOUNDARY
- X5-X6-X7 GALVANISED MILD STEEL HOOP TOPPED RAILING PAINTED. PROVIDE 1200mm HEIGHT RAILING
- X7-88 BOUNDARY OF BIN AND BICYCLE STORE
- X6-X9 GALVANISED MILD STEEL HOOP TOPPED RAILING PAINTED. PROVIDE 1200mm HEIGHT RAILING
- X10-X11-X12
- X9-X10 BOUNDARY OF WALL SERVING WALK UP FLATS
- X12-X13 EXISTING STONE BOUNDARY WALL
- X14-X15 NEW BRICK BOUNDARY WALL (2.1m HEIGHT)
- X15-X16 EXISTING PARTY WALL
- X16-X1

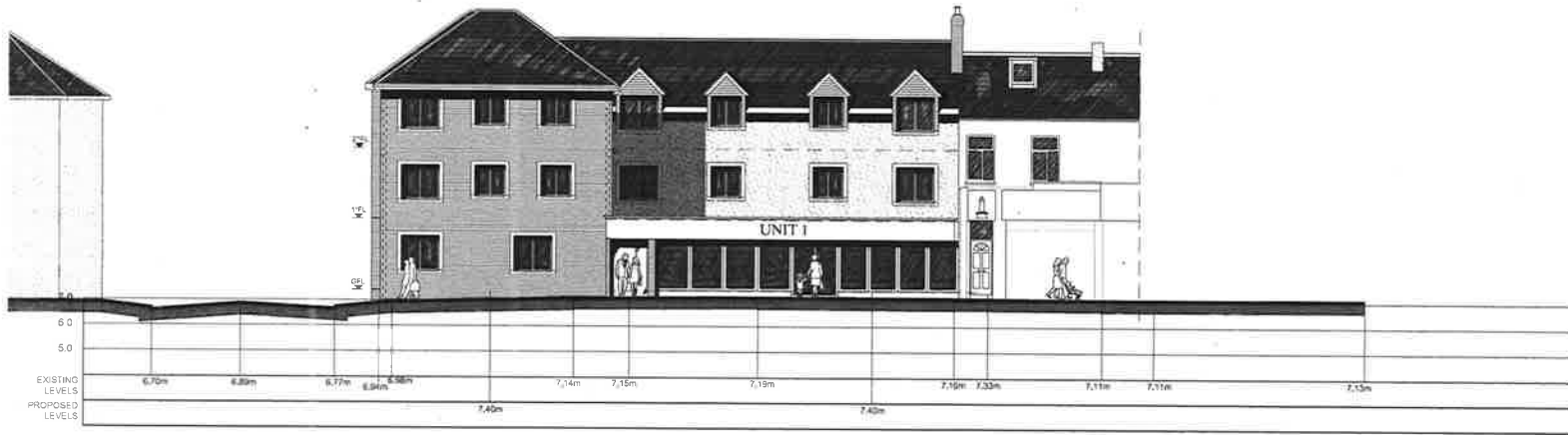
**Notes**  
 This drawing shall be read in conjunction with the following architect's drawings:  
 00/001 Site Location Plan  
 00/001 Existing Site Survey  
 00/002 Existing Site Plan  
 00/003 Existing Elevations  
 00/004 Proposed Site Layout  
 00/005 Proposed Ground Floor Plan  
 00/006 Proposed First Floor Plan  
 00/007 Proposed Second Floor Plan  
 00/008 Proposed Elevations  
 00/009 Proposed Flat Types  
 00/010 Proposed Kitchen Layouts

**Schedule of Accommodation**  
 This table provides a summary of the proposed accommodation. The numbers in the 'No' column indicate the number of units of each type. The 'Total No of Flats' is 12.  
 GROUND FLOOR  
 COMMUNAL FLAT TYPE A: 2P1B, 3 No  
 DISABLED FLAT TYPE B: 2P1B, 1 No  
 DISABLED FLAT TYPE C: 3P2B, 1 No  
 WALK UP FLAT TYPE C: 2P1B, 1 No  
 COMMERCIAL UNIT: 1 No  
 FIRST FLOOR  
 COMMUNAL FLAT TYPE A: 2P1B, 4 No  
 COMMUNAL FLAT TYPE D: 3P2B, 2 No  
 WALK UP FLAT TYPE C: 2P1B, 1 No  
 SECOND FLOOR  
 COMMUNAL FLAT TYPE A: 2P1B, 4 No  
 COMMUNAL FLAT TYPE D: 3P2B, 2 No  
**TOTAL No OF FLATS: 12 No**

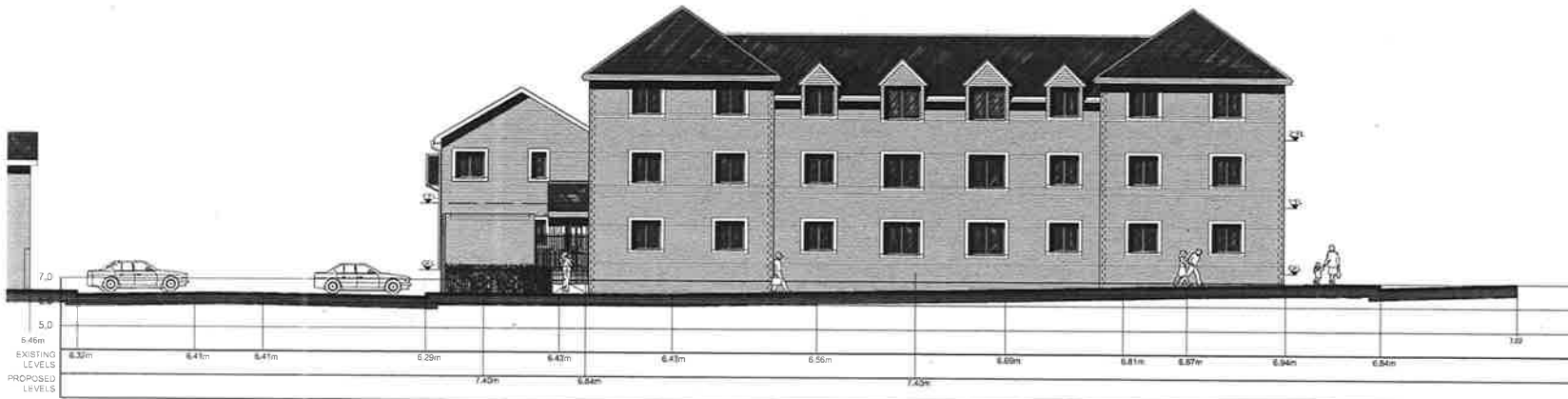
**PROPOSED SITE LAYOUT - GROUND FLOOR LEVEL**  
 Date: DEC 2016  
 Scale: 1:1000  
 Author: [Signature]  
 (SK) 005C  
 APPROVED  
 ARCHITECT  
 A/C/D

**PROPOSED RESIDENTIAL DEVELOPMENT AT 102-108 PENARTH ROAD, CARDIFF**  
 Date: YAFF HOUSING ASSOCIATION

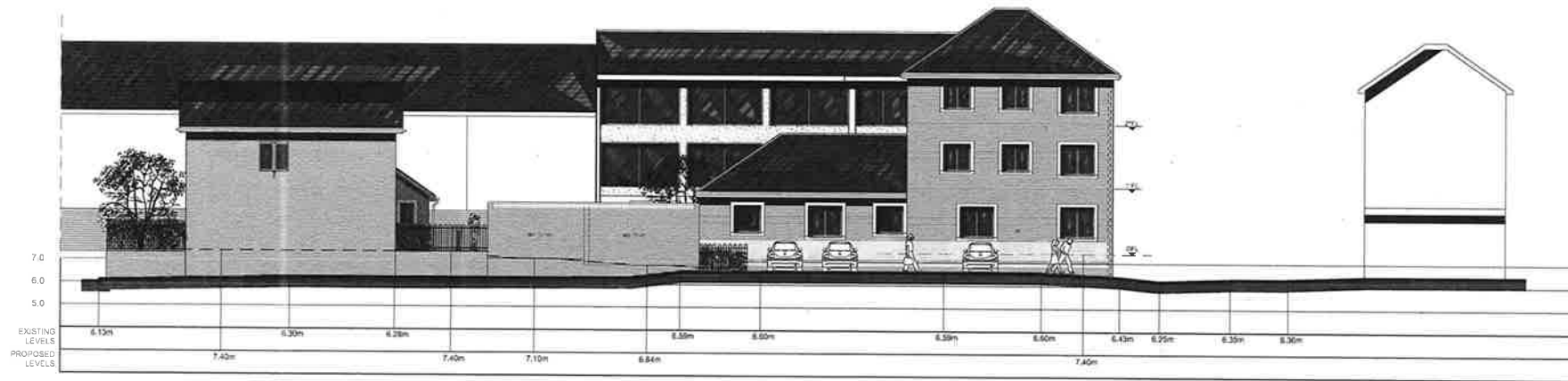
**davies jlewelyn and jones**  
 Chartered Architects  
 102-108 Penarth Road, Cardiff  
 CF15 7JF  
 Tel: 01495 344444



PROPOSED FRONT ELEVATION - PENARTH ROAD



PROPOSED SIDE ELEVATION - NORTH STREET



PROPOSED REAR ELEVATION - THOMAS STREET

PROPOSED ELEVATIONS

notes

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE FOLLOWING ARCHITECTS DRAWINGS

- (R)001 SITE LOCATION PLAN
- (SK)001 EXISTING SITE SURVEY
- (SK)002 EXISTING SITE PLAN
- (SK)003 EXISTING ELEVATIONS
- (SK)004 PROPOSED SITE LAYOUT
- (SK)005 PROPOSED GROUND FLOOR PLAN
- (SK)006 PROPOSED FIRST FLOOR PLAN
- (SK)007 PROPOSED SECOND FLOOR PLAN
- (SK)008 PROPOSED ELEVATIONS
- (SK)009 PROPOSED FLOOR TYPES

SCHEDULE OF ACCOMMODATION

GROUND FLOOR		
COMMUNAL FLAT TYPE 'A'	2P1B	3 No
DISABLED FLAT TYPE 'B'	2P1B	1 No
DISABLED FLAT TYPE 'E'	3P2B	1 No
WALK UP FLAT TYPE 'C'	2P1B	1 No
COMMERCIAL UNIT		
		1 No
FIRST FLOOR		
COMMUNAL FLAT TYPE 'A'	2P1B	4 No
COMMUNAL FLAT TYPE 'D'	3P2B	2 No
WALK UP FLAT TYPE 'C'	2P1B	1 No
SECOND FLOOR		
COMMUNAL FLAT TYPE 'A'	2P1B	4 No
COMMUNAL FLAT TYPE 'D'	3P2B	2 No
TOTAL No OF FLATS		19 No

SCHEDULE OF MATERIALS

FLATS

WALLS  
FACING BRICK COLOUR TO BE AGREED  
CONTRASTING BRICK CLADDING  
RENDER THROUGH COLOURED RENDER,  
COLOUR TO BE CONFIRMED

ROOF  
BLUE/BLACK CONCRETE ROOF TILES

WINDOWS  
WHITE PVC-U

WINDOW SILLINGS AND SILL  
RECONSTITUTED STONE

DORMER WINDOWS  
WHITE UPVC WINDOWS  
REVEALS TO BE IN LEAD

FACED/SOFFITS  
PVC-U COLOUR WHITE  
B.M. GUTTERS - DOWNPIPES  
PVC-U COLOUR WHITE

COMMERCIAL UNIT

WINDOWS & DOORS  
POWDER COATED ALUMINIUM WINDOW FRAMES  
AND DOORS

Notes  
This drawing shall be read in conjunction with the following architects drawings  
The client agrees to read in conjunction with the following architects drawings  
The client agrees to read in conjunction with the following architects drawings  
The client agrees to read in conjunction with the following architects drawings

Specification  
The client agrees to read in conjunction with the following architects drawings  
The client agrees to read in conjunction with the following architects drawings  
The client agrees to read in conjunction with the following architects drawings  
The client agrees to read in conjunction with the following architects drawings

PROPOSED ELEVATIONS  
NOV 2016 1:100

(SK)008B  
Architect  
Daryl Jones  
AV/00

davies lewelyn and jones  
Chartered Architects  
25a St David's Park, Cardiff, CF10 1EE. Tel: 0303 304 4421 Fax: 0303 304 3444  
Date: 14th NOVEMBER 2016  
Drawn: TAFI HOUSING ASSOCIATION  
In: PROPOSED RESIDENTIAL DEVELOPMENT AT  
105-109 PENARTH ROAD, CARDIFF

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COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/03046/MJR** APPLICATION DATE: 20/02/2017

ED: **FAIRWATER**

APP: TYPE: Full Planning Permission

APPLICANT: Cardiff City Council

LOCATION: CANTONIAN HIGH SCHOOL, FAIRWATER ROAD,  
FAIRWATER, CARDIFF, CF5 3JR

PROPOSAL: INSTALLATION OF A TEMPORARY SINGLE STOREY  
PORTAKABIN LTD COMPLEX TO BE USED AS A DECANT  
TEACHING FACILITY. TO BE HIRED FOR A PERIOD OF 156  
WEEKS

**RECOMMENDATION 1** : That temporary planning permission be **GRANTED** subject to the following conditions:

1. The approved portakabin complex and associated roadway shall be removed from the site and the land restored to its original condition as grassed playing field within 36 months of the development being brought into beneficial use.

Reason: The development is only required for a temporary period.

2. This approval is in respect of the following plans, unless otherwise amended by any other condition attached to this consent:

TSKN220136018rev5

HD/10079/02A

F16317-1=EL rev01

Canopy Details from Able Canopies dated 26/10/16

Reason: To avoid doubt and confusion as to the approved plans

3. Within one month of the date of this consent a Soil Resource Survey and Plan shall be prepared and implemented in accordance with the 2009 DEFRA Code.

Reason: To safeguard the soil resource to enable its future reuse on this site to facilitate recreational activities.

4. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan

5. Details of the position of any security lighting to be erected on or around the temporary school complex and the timing control arrangements shall be submitted to and agreed in writing by the local planning authority prior to their installation.

Reason: To safeguard the amenities of adjoining occupiers.

**RECOMMENDATION 2** : The applicant is advised to have due regard to the advisory notes provided by consultees.

**RECOMMENDATION 3** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management license. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be



considered free from contamination.

## **1. DESCRIPTION OF DEVELOPMENT**

- 1.1 The proposal is for temporary planning permission for the installation of a single storey Portakabin modular school complex for a period of 3 years. At the time of the site inspection in March the portable school complex had been assembled and was receiving the final finishing touches. The complex is sited south of the existing school buildings.
- 1.2 The temporary complex comprises 7 teaching blocks grouped close together, 6 grouped portaloos and one detached canteen/kitchen building. The floor area of the buildings will be 3365 sqm.
- 1.3 It is expected that a maximum of 650 students will use the facility initially. The complex will be in use after this Easter.
- 1.4 The temporary buildings are grey in colour. A canopy 76m x 6m is positioned on and attached to the northern side of the complex.
- 1.5 There is an informal roadway for the construction period from Doyle Avenue. This roadway will be retained for emergency vehicles only. Access will be via the existing campus from Fairwater Road and no new parking or cycle provision is proposed.
- 1.6 The application has been accompanied by a Pre -Application Consultation Report, DAS, Planning Statement and accompanying plans.

## **2. DESCRIPTION OF SITE**

- 2.1 The site is within the grounds of the existing Cantonian High School. The applicant says that the school has suffered deterioration which requires a full site redevelopment and more critically an electrical fault has been discovered in block A preventing its use. Block A is a major part of the existing school buildings. Other parts of the school will continue to be used in conjunction with the temporary complex.
- 2.2 The site is part of a grassed area, which in total is approximately 6.1 ha in area, with the temporary complex utilising a small part of this provision.
- 2.3 To the west of the site is residential development with the nearest property being 64m from the nearest part of the development. To the north are the existing school buildings. To the east is a railway line with residential development beyond. To the south are sports pitches within the curtilage of the school, which are unaffected by the development.

## **3. PLANNING HISTORY (since 1997)**

- 3.1 None on the site of the temporary school complex. The following applications were within the school grounds:-

09/00310 Over clad to girls gym roof – approved

04/02859 Extension to dining facility – approved

00/00081 Demountable common room – approved

02/00967 Replacement Curtain Walling – approved

01/01307 Single Storey extension, new classroom and covered way - approved

#### 4. **POLICY**

4.1 The following LDP policies are considered relevant.

KP5 Good Quality and Sustainable Design

KP8 Sustainable Transport

KP12 Waste

KP13 Responding to Evidenced Social Needs

KP14 Healthy Living

KP15 Climate Change

KP16 Green Infrastructure

EN13 Air, Noise, Light Pollution and Land Contamination

C3 Community Safety/ Creating Safe Environments

C4 Protection of Open Space

C6 Health

C7 Planning for Schools

T1 Walking and Cycling

T5 Managing Traffic Impacts

W2 Provision for Waste Management Facilities in Development

#### 5. **INTERNAL CONSULTATIONS**

5.1 Shared Regulatory Services states: Should there be any materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use.

Shared Regulatory Services requests the inclusion of a condition and informative statement in accordance with CIEH best practice and to ensure that the safety of future occupiers is not prejudiced in accordance with policy EN13 of the Cardiff Local Development Plan:

5.2 The Tree Officer states: No trees of amenity value will be affected by this development, but a large volume of vegetated soil (playing field) could suffer significant damage as a result of compaction, contamination, disturbance, reduced gas exchange, reduced water percolation and reduced organic matter inputs. This could result in significant soil dysfunction and conflict with policy KP15. To avoid this, a Soil Resource Survey and Plan should be prepared and implemented in accordance with the 2009 DEFRA Code.

- 5.3 The Waste Management Officer states: The proposed plans will make little impact on waste production and, therefore, current waste storage and collection is sufficient. Please retain the current refuse storage for future use. Waste Management has no further observations or objections.
- 5.4 Ecology Officer has offered no comments.
- 5.5 Neighbourhood Services Officer has no comments.

## 6. **EXTERNAL CONSULTATIONS**

- 6.1 NRW has no comments to make.
- 6.2 Wales and West Utilities has supplied a map of their equipment and none is under the site of the proposed development.
- 6.3 South Wales Police state Temporary classrooms such as portable buildings are notoriously difficult to secure due to their construction. The fact that the portable buildings are located within the school perimeter and protected by the perimeter fence along with the buildings being connected to an intruder alarm will help to make the buildings less vulnerable to crime and anti- social behaviour.

It is recommended that;

- The voids under the buildings must be secure to prevent litter collecting underneath, which may be used to start a fire.
- Temporary classrooms should not be used for the storage of high value equipment such as computers and projectors. All such equipment should be locked away out of sight.
- It is recommended that if possible all temporary buildings should be linked together to form one continuous building thus avoiding the creation of blind spots between buildings.
- All temporary buildings should be removed as soon as possible after work has been completed at the main school.
- Portable buildings should be constructed of non-combustible materials.
- The location of the temporary buildings should be discussed with the fire authority to ensure that the spread of fire to other buildings is minimised and that the fire services access is not hampered.
- The Crime & Disorder Act 1998 created a statutory partnership between local authorities, the police and other key partners to work together in reducing crime and disorder in all aspects of their work.
- Section 17 of the Act states:

“It is the duty of the authority to exercise its various functions with due regard to the likely effect on crime and disorder in its area and the need to do all that it reasonably can to prevent crime and disorder.”

TAN 12 Design. Para 5.17.1 “Local authorities are required to have due regard to crime and disorder prevention in the exercise of their functions under Section 17 of the Crime and Disorder Act 1998. Consideration should be given to

practical ways in which the design of development can reduce opportunities for crime, disorder and anti-social behaviour.”

- Planning Policy Wales 4.10.12 Local Authorities under Legal Obligation to consider the need to prevent and reduce crime and disorder.....

6.4 The Pre-Application Consultation Report did not identify any feedback from local or statutory consultees.

6.5 Sports Council for Wales states that: The new complex is being erected on playing fields but as it is a temporary measure while the school is being re-developed and that the school will retain sufficient playing field area to meet the Schools Premises Regulations, Sport Wales has no objection.

6.6 GGAT has no objection.

## 7. **REPRESENTATIONS**

7.1 This application has been advertised on site and in the press on 16/03/2017. Local Members and adjoining occupiers have been notified. No representations have been received to date

## 8. **ANALYSIS**

8.1 The proposal is to provide a temporary educational facility within the grounds of the existing school whilst the problems with the existing school are addressed. The portakabins have been placed on site and will be in use from Easter.

8.2 The Education Officer advises that “This solution has been agreed for three years whilst education and PDD look at a more permanent solution. The school is being prioritised for a new school completely from 21st century schools funding in band b from 2019.

The condemned block is secure and alarmed etc., and as is on an occupied school site does not pose a risk. We could not demolish yet with pupils on the school site.

This interim measure was approved at cabinet as was an urgent situation.”

8.3 The temporary complex is some distance from residential properties and the access to and parking for the school remains unchanged. No objections have been received to date.

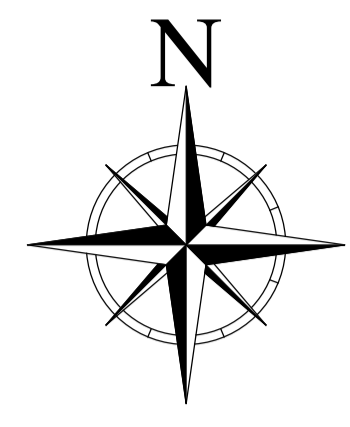
8.4 The loss of grassed area is for a temporary period and should be subject to a condition that the land will be restored to its original condition.

8.5 The Police’s comments have been forwarded to the applicant for consideration. The complex was in place by the time the Police comments were received. The layout provides for light and circulation space between the classrooms. The Police comments and the comments of other consultees have been forwarded to the applicant.

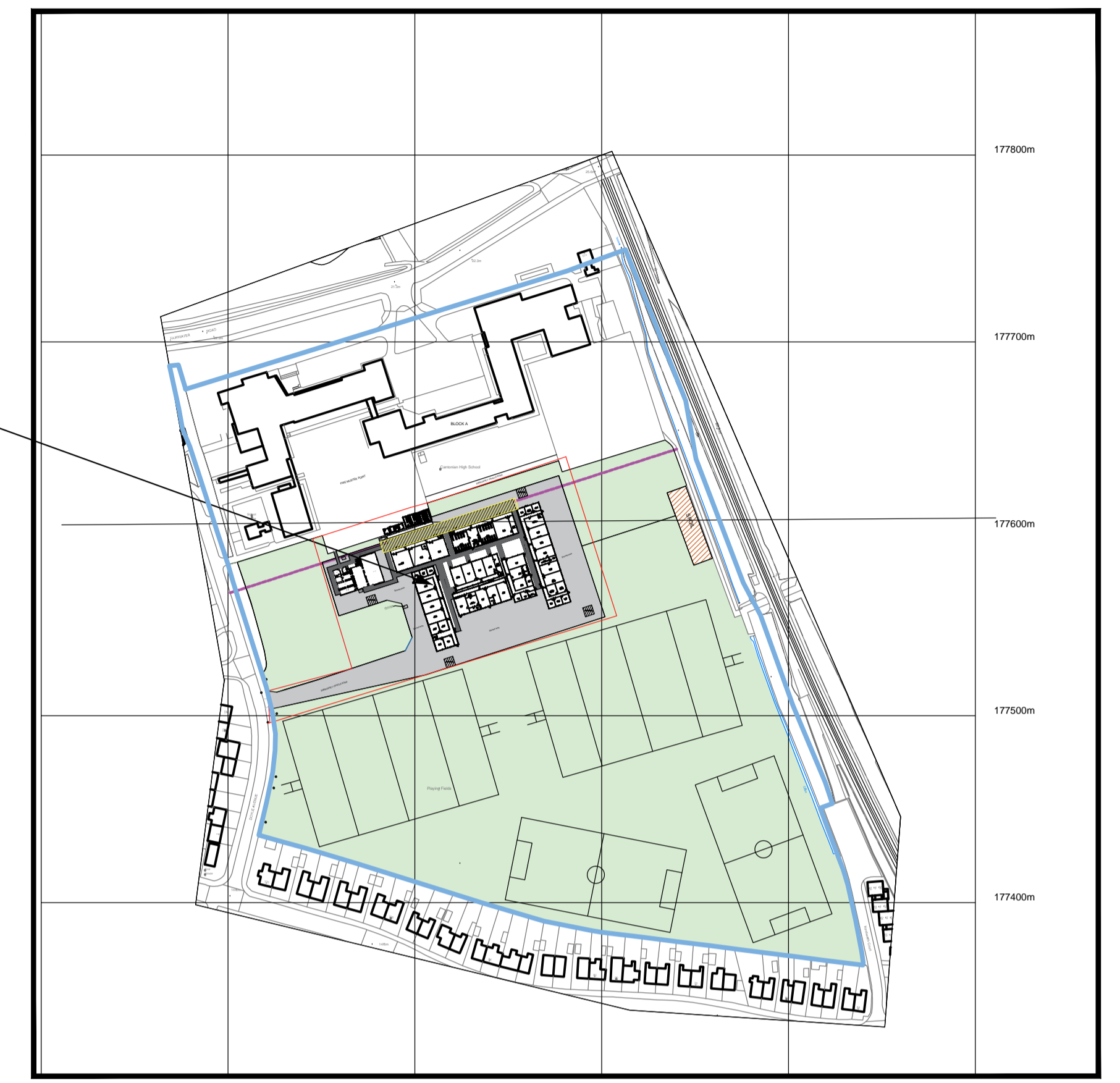
- 8.6 This temporary proposal is not contrary to the Local Development Plan policies.
- 8.7 It is recommended that temporary planning permission be granted subject to conditions. The conditions and advisory notes reflect the fact that the development has been carried out.



**BLOCK PLAN**  
scale 1:500



Proposed location of temporary school complex.

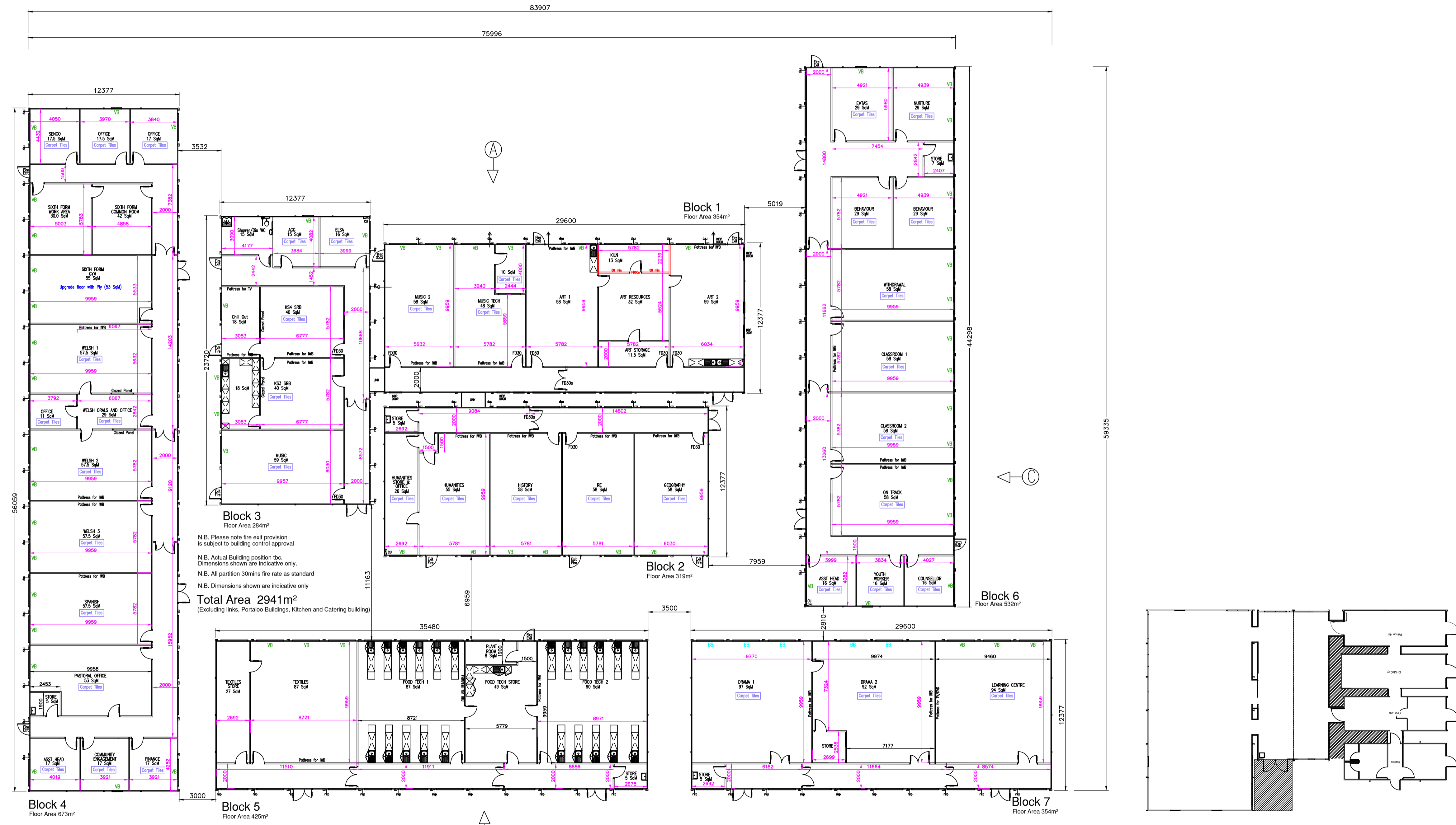
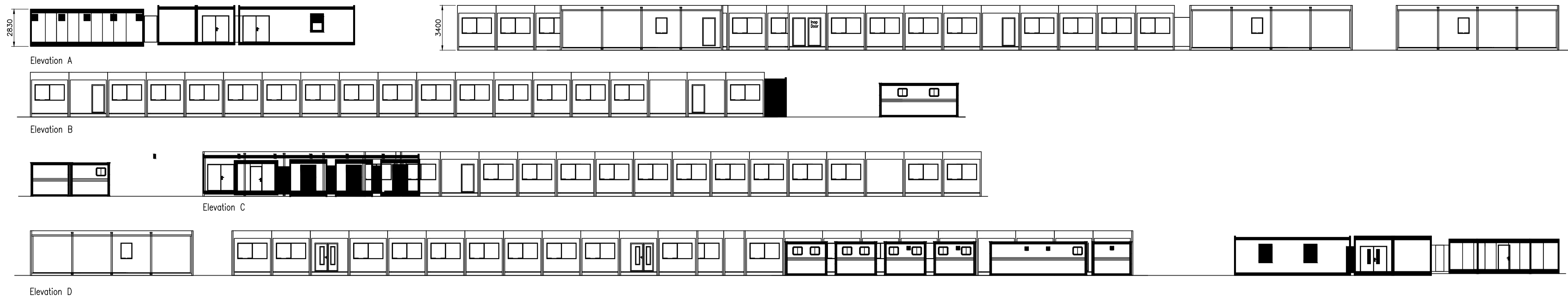


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**LOCATION PLAN**  
scale 1:2500

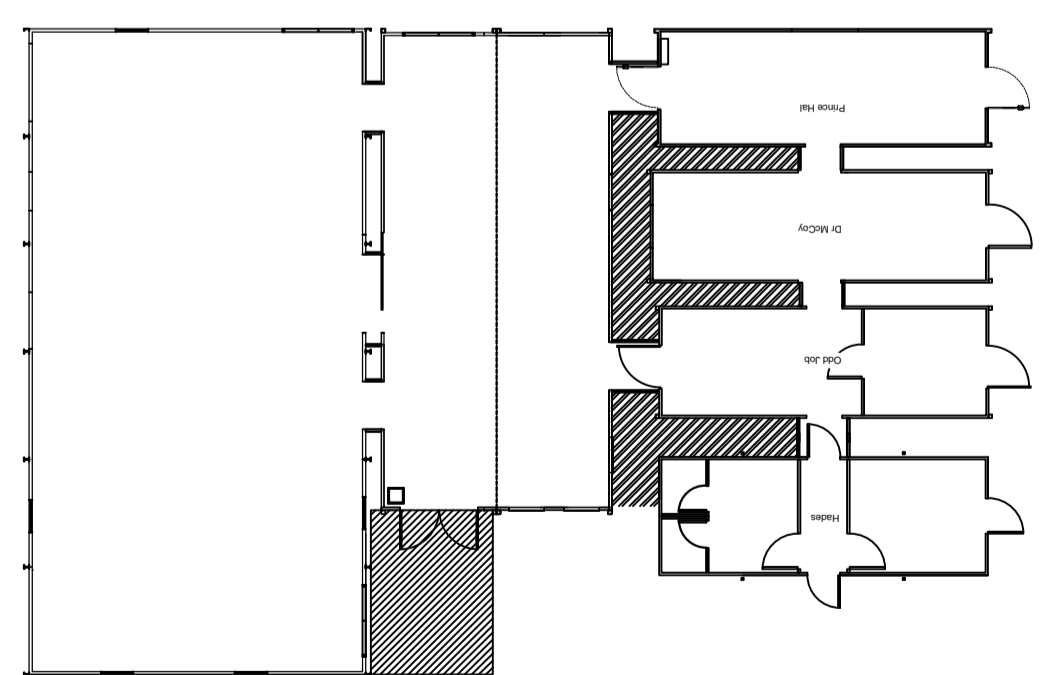
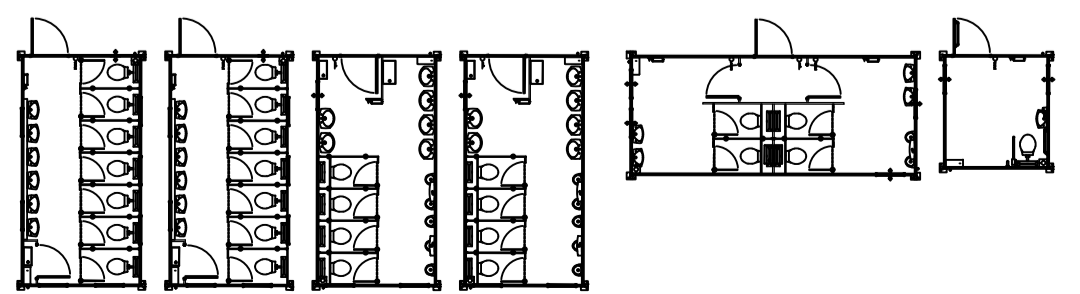
© Portakabin Limited 2000  
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<b>Portakabin</b>	<b>Total Solutions</b>
Proposed Temporary School Complex For <b>Cantonian High School</b> at Fairwater Road, Fairwater, Cardiff, CF5 3JR.	
Date: 19th December 2016	
Scale : 1:500 & 1:2500	
Drawing Number	TSKN220136018 rev 5



N.B. Please note fire exit provision is subject to building control approval.  
 N.B. Actual building position i/b.c. Dimensions shown are indicative only.  
 N.B. All partition 30mins fire rate as standard.  
 N.B. Dimensions shown are indicative only.  
**Total Area 2941m<sup>2</sup>**  
 (Excluding links, Portaloos Buildings, Kitchen and Catering building)

Standard Portakabin vinyl throughout unless where Carpet Tiles stated  
 VB indicates venetian blind  
 BB indicates blackout blind



**Duplex**  
 Building System

Portakabin Limited Huntington York YO32 9PT  
 Telephone 01904 611655 Fax 01904 611644

Project Classroom Accommodation  
 Client Cardiff City Council

Title Proposed Layout  
 70 x DX402  
 Duplex Modules  
 School Complex

Date 29.09.16 Drawn MAT

Scale 1:200 @ A1

Drg. No. HD/10079/02 Rev. A

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**LOCAL MEMBER OBJECTION**

COMMITTEE DATE: 12/04/2017

APPLICATION No. **16/03044/MNR** APPLICATION DATE: 14/02/2017ED: **CAERAU**

APP: TYPE: Full Planning Permission

APPLICANT: Mr KHAN

LOCATION: LAND ADJACENT TO NUMBER 5, CHURCH ROAD,

CAERAU, CARDIFF

PROPOSAL: PROPOSED NEW RETAIL UNITS WITH RESIDENTIAL ABOVE (9 APARTMENTS), BALCONIES AND AMENITY ROOF TERRACE, REAR CAR PARKING AND

ASSOCIATED WORKS

**RECOMMENDATION 1** : That, subject to relevant parties entering into a binding legal agreement with the Council under the provisions of **SECTION 106** of the Town and Country Planning Act 1990, within 6 months of the date of this Resolution unless otherwise agreed by the Council in writing, in respect of matters detailed in paragraphs 5.3 and 5.11 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans and documents:

A16-147/01 Rev B - Site/location plan  
 A16-147/02 Rev B - Ground floor plan  
 A16-147/03 Rev B - First & second floor plan  
 A16-147/04 Rev C - Roof plan  
 A16-147/05 Rev C - Heol Trelai & rear elevation  
 A16-147/06 Rev C - Church Rd & end elevation  
 A16-147/07 Rev B - Rear area parking finishes

Reason: For the avoidance of doubt as to the extent of the permission.

3. The retail units hereby approved shall be used only for purposes within Class A1 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order) and for no other purpose whatsoever.

Reason: For the avoidance of doubt and to ensure that the use does not prejudice the amenities of the area or compromise the objectives of local and national planning policy, as the implications of other commercial uses on this site have not been considered in the determination of this

application.

4. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases\* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.

Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the Local Planning Authority. If no protection measures are required than no further actions will be required.

All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.

\* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas.

Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments,.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions shall be agreed with the Local Planning Authority within 2 weeks of the discovery of any unsuspected contamination.

Reason: To ensure that any unacceptable risks from land contamination to the future users of the land , neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy EN13 of the Cardiff Local Development Plan.

6. Any aggregate (other than virgin quarry stone) or recycled aggregate material to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported material is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

7. Any site won material including soils, aggregates, recycled materials shall be assessed for chemical or other potential contaminants in accordance with a sampling scheme which shall be submitted to and approved in writing by the Local Planning Authority in advance of the reuse of site won materials. Only material which meets site specific target values approved by the Local Planning Authority shall be reused.  
Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with policy EN13 of the Cardiff Local Development Plan.

8. Prior to the commencement of development a site assessment, including ground permeability testing as appropriate, shall be undertaken to ascertain whether sustainable drainage techniques such as soakaway drainage and permeable paving can be utilised for the disposal of surface water run-off and a drainage scheme for the disposal of both surface water and foul sewage shall be submitted to and approved in writing by the local planning authority, which shall include sustainable drainage techniques if, as a result of the ground permeability tests, these have been found to be feasible. No part of the development shall be occupied until the drainage scheme is carried out and completed as approved.

Reason: In the interests of the proper drainage of the site, in accordance with policy EN10 of the Cardiff Local Development Plan.

9. Notwithstanding the details shown on the approved plans, before the development hereby approved is brought into beneficial use a plan showing details of facilities for the storage of refuse and recycling containers within the site, and details of where they will be presented for collection, shall be submitted to and approved in writing by the Local Planning Authority and thereafter refuse and recycling containers shall

be stored in accordance with the approved details.

Reason: To secure an orderly form of development and protect the amenities of the area, in accordance with policy W2 of the Cardiff Local Development Plan, as the submitted plans do not show the full necessary bin provision being accommodated in appropriate bin stores.

10. Prior to the construction of the building above foundation level, samples and/or manufacturer's specifications of the external finishing materials and details of the architectural detailing of the building (particularly the window reveals and cills) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the finished appearance of the development is in keeping with the area in accordance with policy KP5 of the Cardiff Local Development Plan.

11. Prior to the commencement of development, details of a privacy screen to be erected on the south facing side of the roof terrace on the eastern side of the building shall be submitted to and approved in writing by the Local Planning Authority and the approved screen shall be erected before the development is brought into beneficial use and shall be retained thereafter.

Reason: To ensure that the privacy of occupiers of the adjoining land is protected, in accordance with policy KP5 of the Cardiff Local Development Plan.

12. Gates shall be installed at the entrances to the rear parking and delivery area prior to the beneficial occupation of the development. Details of the gates shall be submitted to and approved in writing by the Local Planning Authority prior to their installation and the approved gates shall thereafter be retained.

Reason: In the interests of crime prevention and safety, in accordance with policy C3 of the Cardiff Local Development Plan.

13. A scheme for the illumination of the proposed undercroft, cycle parking and car parking areas at the rear of the building shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented prior to beneficial occupation of the development.

Reason: In the interests of crime prevention and safety, in accordance with policy C3 of the Cardiff Local Development Plan.

14. Details of any security shutters to be installed on the shop fronts shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

Reason: In the interests of visual amenity and crime prevention, in accordance with policies KP5 and C3 of the Cardiff Local Development Plan.

15. No member of the public shall be admitted to, or allowed to remain

within, the retail premises between the hours of 23:00 and 07:30 on any day.

Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.

16. There shall be no arrival, departure, loading or unloading of delivery vehicles to the retail premises between the hours of 19.30 and 08.00 Monday to Saturday and at any time on Sundays and Bank Holidays.

Reason: To ensure that the amenities of occupiers of nearby properties are protected, in accordance with policies KP5 and EN13 of the Cardiff Local Development Plan.

**RECOMMENDATION 2** : The contamination assessments and the effects of unstable land are considered on the basis of the best information available to the Planning Authority and are not necessarily exhaustive. The Authority takes due diligence when assessing these impacts, however you are minded that the responsibility for

- (i) determining the extent and effects of such constraints and;
- (ii) ensuring that any imported materials (including, topsoils, subsoils, aggregates and recycled or manufactured aggregates / soils) are chemically suitable for the proposed end use. Under no circumstances should controlled waste be imported. It is an offence under section 33 of the Environmental Protection Act 1990 to deposit controlled waste on a site which does not benefit from an appropriate waste management licence. The following must not be imported to a development site:
  - Unprocessed / unsorted demolition wastes.
  - Any materials originating from a site confirmed as being contaminated or potentially contaminated by chemical or radioactive substances.
  - Japanese Knotweed stems, leaves and rhizome infested soils. In addition to section 33 above, it is also an offence under the Wildlife and Countryside Act 1981 to spread this invasive weed; and
- (iii) the safe development and secure occupancy of the site rests with the developer.

Proposals for areas of possible land instability should take due account of the physical and chemical constraints and may include action on land reclamation or other remedial action to enable beneficial use of unstable land.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land can be considered free from contamination.

**RECOMMENDATION 3:** The applicant is advised that a commercial waste contract is required for the collection and disposal of all commercial waste. By law (Environmental Protection Act 1990) all commercial premises have a duty

of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and dispose of their waste can contact to commercial services department on 029 20717500. Further information regarding waste and recycling is available in the Council's Supplementary Planning Guidance "Waste Collection and Storage Facilities".

**RECOMMENDATION 4:** The developer is advised that foul and surface water discharges must be drained separately from the site. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. The developer may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com). Some public sewers and lateral drains may not be recorded on maps of public sewers because they were originally privately owned. The presence of such assets may affect the proposal. In order to assist in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

**RECOMMENDATION 5:** A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to Dwr Cymru Welsh Water Developer Services, PO Box 3146, Cardiff CF39 0EH.

**RECOMMENDATION 6:** In the interests of crime prevention and site security the developer is advised to ensure that the development is built to Secured By Design standards as promoted by South Wales Police (information on these standards is available on the website [www.securedbydesign.com](http://www.securedbydesign.com)). In particular, the rear parking should be for residents of the flats only and access controlled by gates; security lighting should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes, car parking, service area, bicycle parking and other facilities; other areas should use lighting operated by photoelectric cells, which should illuminate all elevations and recesses of the building; all fittings should be vandal resistant and positioned out of reach; an appropriate access control system should be incorporated into the main communal entrance doors into the apartments and should include audio / video confirmation facility which would

allow callers to be identified prior to access being granted; all ground floor and easily accessible windows should be certified to PAS 24:2916; all external entrance door sets and doors to individual apartments should be certified to PAS 24:2016; the individual apartment doors should also meet the standard PAS 24: 2016 or equivalent and be multi point locking; glass fitted in or adjacent to door panels should be laminated; doors in recesses of more than 600 mm deep should be avoided; ground floor windows and those easily accessible above ground floor should be glazed to 6.4mm laminated glass certified to BS 7950: 1997; all glazing in and adjacent to doors should be laminated to a minimum thickness of 6.4mm and securely fixed in accordance with the manufacturers specifications; a secure individual mail delivery system should be included; all hard landscaping features such as coping stones, pavers etc. and street furniture should be securely fixed so that they cannot be removed and used for criminal purposes; low risk retail units should be fitted with door sets that comply with PAS24 2016 or security rating LPS 1175 SR1; laminated glazing to a minimum of 6.4mm should be fitted to all shop fronts in areas where persons are likely to come in contact with glazing; consideration should be given to fitting a monitored alarm system which is compliant with the latest version of the National Police Chiefs Council (NPCC) Alarms Policy; consideration should be given to the fitting of CCTV both internally and externally to identify person(s) entering or leaving the premises and to protect the shop frontage. The CCTV system should be capable of providing evidential quality imagery to at least recognition standards and be operated in accordance with the Data Protection Act.

## **1. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 The application is for full planning permission for the construction of a three storey building measuring approximately 41m x 20m wide at its widest point, containing 2 retail units at ground floor level (1 x 80 square metres and 1 x 78 square metres) 5 apartments at first floor level (4 x 2 bedroom and 1 x 1 bedroom) and 4 apartments at second floor level (all 2 bedroom). The easternmost part of the building would be two storeys in height, with the roof used as a terrace providing amenity space for a second floor flat.
- 1.2 Seven car parking spaces, several cycle parking racks and a retail service yard would be provided beneath the first floor of the building, accessed from the rear. Vehicular access would be from both Heol Trelai and Church Road.
- 1.3 The building would have a flat roof and would be finished in brick and render with dark grey aluminium windows. The footprint of the building would follow the curve of the junction from Heol Trelai into Church Road.

## **2. DESCRIPTION OF SITE**

- 2.1 The site is a generally rectangular-shaped plot of vacant land with a frontage of around 40m to Heol Trelai and 20m to Church Road. To the south it borders the side boundary of 5, Church Road, a two storey end-of-terrace house which is at a slightly higher level than the application site. To the west, on the opposite side of the Heol Trelai/Church Road junction, is a social club (a much-extended, two

storey, stone-fronted building). There are two storey semi-detached houses to the east of the site and on the opposite side of Heol Trelai to the north, and immediately to the east is an access road leading to a small three storey block of flats.

### 3. **SITE HISTORY**

3.1 None.

### 4. **POLICY FRAMEWORK**

#### 4.1 *Cardiff Local Development Plan 2006-2021:*

KP5 (Good Quality and Sustainable Design);  
KP7 (Planning Obligations);  
KP13 (Responding to Evidenced Social Needs);  
KP16 (Green Infrastructure);  
KP17 (Built Heritage);  
H3 (Affordable Housing);  
H6 (Change of Use or Redevelopment to Residential Use);  
EN9 (Conservation of the Historic Environment);  
EN10 (Water Sensitive Design);  
EN13 (Air, Noise, Light Pollution and Land Contamination);  
T5 (Managing Transport Impacts);  
R1 (Retail Hierarchy);  
R6 (Retail Development (Out of Centre));  
C3 (Community Safety/Creating Safe Environments);  
C5 (Provision for Open Space, Outdoor Recreation, Children's Play and Sport);  
W2 (Provision for Waste Management Facilities in Development).

#### 4.2 *Supplementary Planning Guidance:*

Following the adoption of the Cardiff Local Development Plan, many existing Supplementary Planning Guidance documents are no longer linked to adopted development plan policies. However, where existing SPG is considered consistent with the new LDP policy framework, it will continue to be material to the Development Management process. The following Supplementary Planning Guidance is considered relevant to the determination of this application as it is either adopted or is considered consistent with LDP policies and can be used to help inform the assessment of relevant matters –

Waste Collection and Storage Facilities (October 2016);  
Cardiff Residential Design Guide (January 2017);  
Planning Obligations (January 2017);  
Access, Circulation and Parking Standards (January 2010);  
Infill Sites (April 2011);  
Open Space (2008).

#### 4.3 *Planning Policy Wales (November 2016):*

4.4.3: In contributing to the Well-being of Future Generations Act goals, planning policies, decisions and proposals should (inter alia):



- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings,
- Play an appropriate role to facilitate sustainable building standards
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.
- Promote quality, lasting, environmentally-sound and flexible employment opportunities.
- Respect and encourage diversity in the local economy.
- Locate developments so as to minimise the demand for travel, especially by private car
- Ensure that all local communities have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods
- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.
- Help to ensure the conservation of the historic environment and cultural heritage.

4.7.4: Local planning authorities should assess the extent to which developments are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. Higher density development, including residential development, should be encouraged near public transport nodes or near corridors well served by public transport (or with the potential to be so served).

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites: in and around existing settlements where there is vacant or under-used land, commercial property or housing; in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use; which secure land for urban extensions, and; which facilitate the regeneration of existing communities.

4.11.9 The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.

4.11.11: Local planning authorities and developers should consider the issue of accessibility for all.

4.11.12: Local Authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take.

6.5.5 The conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains,

whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection *in situ*. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting.

7.1.3 The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development.

7.2.4 Mixed use development should be promoted in and adjoin existing settlements, where appropriate. Policies and supplementary planning guidance should support mixed use developments, including flexible workplace/dwellings and commercial premises, where these are appropriate.

9.1.1 The Welsh Government will seek to ensure that: previously developed land is used in preference to greenfield sites; new housing and residential environments are well designed, meeting national standards for the sustainability of new homes and making a significant contribution to promoting community regeneration and improving the quality of life; and that the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

9.1.2 Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Local planning authorities should promote: mixed tenure communities; development that is easily accessible by public transport, cycling and walking; mixed use development so communities have good access to employment, retail and other services; attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk; greater emphasis on quality, good design and the creation of places to live that are safe and attractive; the most efficient use of land; well designed living environments, where appropriate at increased densities; construction of housing with low environmental impact, reducing the carbon emissions generated by maximising energy efficiency and minimising the use of energy from fossil fuel sources, using local renewable and low carbon energy sources where appropriate; and 'barrier free' housing developments, for example built to Lifetime Homes standards.

9.2.12 Higher densities should be encouraged on easily accessible sites, where appropriate, but these will need to be carefully designed to ensure a high quality environment. In particular, local planning authorities should adopt a flexible approach to car parking standards.

9.2.14 A community's need for affordable housing is a material planning consideration.

9.3.3 Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion and adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

9.3.4: Where high densities are proposed, the amenity of the scheme and surrounding property should be carefully considered.

9.3.5 Where development plan policies make clear that an element of affordable housing, or other developer contributions, are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the local planning authority considers that the proposal for a site does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.

10.1.4 The Welsh Government adopts the 'town centres first' principle whereby consideration should always be given in the first instance to locating new retail and commercial development within an existing centre. Wherever possible, retail provision should be located in proximity to other commercial businesses, leisure and community facilities, employment and housing. Such co-location of retail and other uses in existing centres, with enhancement of access by walking, cycling and public transport, provides the opportunity to use means of transport other than the car. This mix of uses sustains and enhances the vibrancy, attractiveness and viability of those centres as well as contributing to an increase in linked trips and a reduction of travel demand.

10.2.8 Individual small shops and businesses, such as convenience stores and public houses, which are not part of established retail and commercial centres, can play an important economic and social role, particularly in rural areas and in urban areas with limited local provision, and their loss can be damaging to a local community. The role of these businesses should be taken into account in preparing development plan policies and in development management decision making.

10.2.9 In deciding whether to identify sites for comparison, convenience or other forms of retail uses in development plans or approving planning applications for such uses, local planning authorities should in the first instance consider whether there is a need for additional retail provision. Such need may be quantitative so as to address a quantifiable unmet demand for the provision concerned or qualitative. Qualitative considerations refer to issues such as the standard of existing retail provision in terms of the latest formats, range and mix of goods, distribution of retail provision and accessibility. Precedence should be given to establishing quantitative need before qualitative need is considered for both convenience and comparison floorspace, particularly as a basis for development plan allocations.

10.2.13 The sequential approach to development applies to all retail and other uses that are complementary to retail and commercial centres. Local planning authorities should adopt a sequential approach to the selection of new sites in their development plan and when determining planning applications. The sequential approach supports the principle that retail and commercial centres are in the most readily accessible location, and promotes combined trips for shopping, business, leisure and services. The approach reinforces the vibrancy, viability and attractiveness of retail and commercial centres.

11.3.2 Local planning authorities may be justified in seeking Section 106 Planning Agreements to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities. Such

agreements may also need to be used to help ensure that standards of provision set out in development plans are met.

12.7.3: Adequate facilities and space for the collection, composting and recycling of waste materials should be incorporated into the design of any development and waste prevention efforts at the design, construction and demolition stage should be made by developers. 13.15.1: Noise can be a material planning consideration, e.g. where proposed new development is likely to generate noise or in proposals to use or develop land near an existing source of noise.

- 4.4 *Technical Advice Note 4 – Retail and Commercial Development (2016).*
- 4.5 *Technical Advice Note 12 - Design (March 2016).*
- 4.6 *Welsh Office Circular 60/96: Planning and the Historic Environment: Archaeology.*

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 *Transportation:* No comments received.
- 5.2 *Drainage:* No objection subject to a condition requiring ground permeability tests to be undertaken to ascertain whether sustainable drainage techniques can be utilised and approval of a drainage scheme for the disposal of both surface water and foul sewage.
- 5.3 *Parks Development:* The Council's LDP requires provision of a satisfactory level and standard of open space on all new housing/student developments, or an off-site contribution towards existing open space for smaller scale developments where new on-site provision is not applicable. Based on the information provided on the number and type of units, there is an open space requirement of 0.0469 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of **£20,025**.
- 5.4 As no public open space is being provided on-site, the developers will be required to make a financial contribution towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality, given that demand for usage of the existing open spaces would increase in the locality as a result of the development. Consultation will take place with Ward Members to agree use of the contribution, and this will be confirmed at S106 stage. The closest areas of recreational open space are Heol Trelai Open Space and Church Road Open Space.
- 5.5 *Pollution Control (Noise & Air):* No comments received.
- 5.6 *Pollution Control (Contaminated Land):* In reviewing available records and the application for the proposed development, former landfill/raise sites have been identified within 250m of the proposed development. Such sites are associated with the generation of landfill gases, within subsurface materials, which have the potential to migrate to other sites. This may give rise to potential risks to

human health and the environment for the proposed end use. Should there be any site won recycled material, or materials imported as part of the construction of the development, then it must be demonstrated that they are suitable for the end use. This is to prevent the introduction or recycling of materials containing chemical or other potential contaminants which may give rise to potential risks to human health and the environment for the proposed end use. Standard conditions and recommendations are requested relating to ground gas protection; unforeseen contamination; imported and recycled materials and contaminated/unstable land.

- 5.7 *Waste Strategy & Minimisation Officer:* The proposed refuse storage area for the retail units is acceptable. The refuse storage area for the apartments should be large enough to accommodate the following recommended provisions for 9 apartments. Current site plans do not show the full bin provision being accommodated in bin stores:

Dry Recyclables:	1 x 1100 litre bulk bins
Food waste:	1 x 240 litre bins
General waste:	1 x 1100 litre bulk bins

- 5.8 Ideally communal bin stores should have double doors that open outward. Surfaces should be smooth and impervious to permit cleaning and the floor must be laid to create suitable drainage. Adequate lighting must be provided natural or artificial, and good natural ventilation if completely enclosed. The developer is advised; as bulk containers are specified for this development, access paths to the kerbside for collection should be at least 1.5 metres wide, clear of obstruction, of a smooth surface with no steps. Dropped kerbs should also be provided to ensure safe handling of bulk bins to the collection vehicle. Waste Management will not carry keys or access codes for bin storage areas; so waste must either be presented at the entrance to the development for collection, or the access gates to the site must be left open.

- 5.9 Since 27<sup>th</sup> July 2015, the developers of all new residential units are required to purchase the bin provision required for each unit.

- 5.10 *Housing Strategy:* In line with the Local Development Plan (LDP), an affordable housing contribution of 20% of the 9 units (2 units) is sought on this brown-field site. Our priority is to deliver on-site affordable housing, in the form of affordable rented accommodation, built to Welsh Government Development Quality Requirements. However, given the proposed design of the scheme, the unknown proposed future tenure of the units, and the likely service charges for this type of residential development, all of which could affect the affordability as well as the practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, we would be prepared to accept financial contribution in lieu of on-site affordable housing provision.

- 5.11 On the basis of the above, we would seek a financial contribution of **£146,856** (in lieu of 2 x 2 bed apartment units) which is calculated in accordance with the formula in the Planning Obligations – Supplementary Planning Guidance (SPG) (2017).

## 6. **EXTERNAL CONSULTEES RESPONSES**

- 6.1 *Welsh Water.* No objections to the proposed development. No surface water and/or land drainage shall be allowed to connect to the public sewerage system. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer. A water supply can be made available. The developer may be required to contribute towards the provision of new off-site and/or on-site watermains and associated infrastructure. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.
- 6.2 *Police Crime Prevention Design Advisor:* South Wales Police have a number of concerns – there is no explanation as to how the applicant intends to address matters of crime, anti-social behaviour or community safety; the front of the development is directly on the junction of Heol Trelai, while the side of the building is directly on the junction with Church Road making parking of vehicles for customers using the retail units difficult; the rear parking area has undercroft parking and there are major concerns that this rear parking will become a hotspot for anti-social behaviour or criminal activity as there is very little natural surveillance over the area; the roof terrace located on the eastern first floor overlooks all the rear gardens of adjacent properties breaching the neighbours need for privacy. South Wales Police advise that the development should be built to a standard to achieve a Secured by Design accreditation.
- 6.3 With regard to the apartments, recommend that the rear parking should be for residents of the flats only and access controlled by gates, bollards should be placed between the edge of the pavement and highway to the front and side of the building along Heol Trelai and Church Road to prevent vehicles parking on the pavement causing an obstruction or a danger to pedestrians and other road users, security lighting should be installed in all areas where surveillance is considered important, such as entrances, main pedestrian access routes, car parking, service area, bicycle parking and other facilities, all fittings should be vandal resistant and positioned out of reach, an appropriate access control system should be incorporated into the main communal entrance doors into the apartments, all ground floor and easily accessible windows, external entrance door sets and doors to individual apartments should be certified to a suitable standard, glass fitted in or adjacent to door panels and easily accessible windows must be laminated, deep door recesses must be avoided, appropriate smoke alarms / fire alarms should be fitted and consideration should be given to fitting sprinkler systems, the bicycle store should have individual stands for securing bicycles and be located in a secure room/area and must be lit during the hours of darkness, a secure individual mail delivery system should be included, trees and shrubs should be positioned and maintained so as to give a clear and unobstructed view of the boundary and should not mask lighting columns nor become climbing aids, and all hard landscaping features such as coping stones, pavers etc. and street furniture should be securely fixed so that they cannot be removed and used for criminal purposes.
- 6.4 With regard to the commercial units, if A3 is to be authorised to the ground floor commercial unit the hours of business should be restricted to no later than

23.00 hours, low risk retail units should be fitted with door sets that comply with the appropriate security rating, laminated glazing should be fitted to all shop fronts in areas where persons are likely to come in contact with glazing, where roller shutters are considered necessary they should have an appropriate security rating, consideration should be given to fitting a monitored alarm system and CCTV.

- 6.5 *South Wales Fire and Rescue Service:* The developer should consider the need for the provision of adequate water supplies on the site for firefighting purposes and access for emergency firefighting appliances.
- 6.6 *Cadw:* The proposed retail units would be located approximately 250m to the north of the scheduled monument known as Caerau Camp (GM018), an Iron Age Hillfort with settlement evidence in both early and later prehistory and again during the medieval period. The monument's location would have been chosen for its commanding views over the surroundings however the view north in the direction of the development at the present day is largely restricted by woodland cover. The proposed retail units would be sited within an area where current residential housing and commercial premises are of a similar urban character. Overall there will be no significant effect upon the setting of the monument. The proposed development is also located within the path of significant views out from the historic park and garden PGW (Gm) 73 (CDF) Fairwood House, Cardiff. The original fine, rural view southwards from the house and terraces has been compromised in the foreground by the later 20th-century housing, the valued distant view to the hill upon which the monument stands would be uninterrupted by the proposed development.
- 6.7 *Welsh Water:* Note that the applicant intends to discharge surface water into the public sewer. In the absence of an agreed drainage strategy we object to the communication of any surface water flows to the public sewer. No surface water and/or land drainage should be allowed to connect directly or indirectly with the public sewerage network. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer. A water supply can be made available to serve this proposed development. The developer may be required to contribute towards the provision of new off-site and/or on-site watermains and associated infrastructure.

## 7. **REPRESENTATIONS**

- 7.1 The application has been advertised by site notice and neighbour notification. One objection has been received from no. 5 Church Road, as follows:
1. The development will cause loss of light to the kitchen and landing window;
  2. The house will be devalued by at least £15k;
  3. In the plans it says 11 apartments yet on the letter it states 9 apartments;
  4. There are concerns about parking and the extra amount of traffic using the corner of the street.
- 7.2 Councillor Peter Bradbury objects to the application as follows:
1. Lack of parking in the area. This is in a highly residential area that does not have the parking infrastructure in place for the level of residential and

- commercial development being discussed here.
2. There are no Section 106 contributions in this area either and I fail to see how on the designs this development passes the SPGs on height that were passed at Full Council last year.
  3. I would like to see more detail in the application as I fail to see how 9 residential properties and a commercial outlet can be crammed in such a small space. The committee should certainly come and see the site when this is considered.

## 8. **ANALYSIS**

- 8.1 The principle of the re-development of this site is supported : the site has no specific designation or allocation but falls within a largely residential area, therefore the residential part of the proposal is considered acceptable in terms of land use policy. However, the impact of the commercial use must be considered as the site is in an out-of-centre location in terms of retail policy.
- 8.2 Planning Policy Wales is clear that planning applications for retail developments, including redevelopment and extensions in out-of-centre locations should be assessed against the following tests:-
  - (i) Compatibility with a Community or up-to-date Development Plan Strategy;
  - (ii) Consideration of need;
  - (iii) The sequential approach to site selection; and
  - (iv) The impact on existing centres.
- 8.3 Policy R6 of the Adopted Local Development Plan provides the development plan policy framework and only allows for retail development outside the Central Shopping Area, District and Local Centres identified on the Proposals Map if the proposal would meet the following criteria:-
  - (i) There is a need for the proposed floorspace (with precedence accorded to establishing quantitative need);
  - (ii) That need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre;
  - (iii) The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a District or Local Centre or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres;
  - (iv) The site is accessible by a choice of means of transport; and
  - (v) The proposal is not on land allocated for other uses. This especially applies to land designated for employment and housing, where retail development can be shown to limit the range and quality of sites for such use.
- 8.4 Whilst the applicants have not supplied a retail statement in support of their application, it is recognised that TAN4 requires such statements for out of centre retail floorspace of 2500sq m and over. The TAN also states that it may be necessary for such assessments for some smaller developments, however, the reason for the threshold is that small stores are not likely to have any material negative effect on shopping patterns in the catchment. The



application proposals relate to the development of 158 sq.m of retail space. As such the proposal is just 6% of the floorspace TAN4 envisages would trigger the need to undertake a retail impact assessment.

- 8.5 Given the modest scale, and location of the proposal close to an existing A3 use and some distance from the nearest designated centre (Caerau Lane) it would be difficult to argue that the proposed retail floorspace would have an adverse impact on any designated centre. Therefore the application does not raise any land use policy concerns.
- 8.6 Considering the appearance of the proposed building, at 3 storeys the height of the building would be marginally taller than that of the terraced properties along Church Road. The Infill Sites SPG states that;  
*'Some appropriate sites may be able to accommodate slightly taller buildings where they make a positive contribution to the street scene, such as corner sites, on primary routes, and in higher density areas.'* (Para 3.25, p.21)
- 8.7 Given the location of the application site on the corner of Church Road and Heol Trelai, the height of the building proposed, being marginally taller than that of the adjacent terrace, is considered acceptable.
- 8.8 Although the proposed building will project back into the site further than the adjacent terraced properties, given the corner location of the site this is considered acceptable, especially given the retail uses proposed at ground floor level. With regard to the front building line, whilst the application building would sit forward of the adjacent terraced properties along Church Road it is noted that the existing Post Office and Surgery building at the opposite end of the run of terraces sits forward of these dwellings. Taking this variation in the building line into account and given the corner location of the application plot, the positioning of the proposed building is considered acceptable.
- 8.9 Also, the provision of retail units in the ground floor of the building, which will turn the corner between Heol Trelai and Church Road, will create interest, activity and surveillance along this stretch of the street.
- 8.10 The finishing materials - predominantly red facing brickwork with small areas of render breaking up the massing of the building and accentuating its verticality – are broadly acceptable; however it is considered that the building would benefit from improved detailing, for instance in the window reveals and cills. A condition controlling the materials and architectural detailing of the building should therefore be applied to any grant of planning permission as these details are not clear from the submitted plans.
- 8.11 With regard to the impact of the development on neighbouring occupiers, the main effect will be on the rear garden of no. 5 Church Road as the development will extend almost the full length of its northern side boundary. However, the building will be set back from the boundary by between 4m and 11m, will be on land which is at a slightly lower level (the ground level in this area rises towards the south) thereby mitigating any overbearing impact, and there will be no second floor windows, and only non-habitable room windows at first floor level,

in the new building facing towards no. 5, which will maintain an adequate level of privacy. There will be a roof terrace at second floor level but privacy of the adjacent garden can be maintained by the use of screens. The new building will be to the north of no. 5 therefore will not cause unacceptable overshadowing.

- 8.12 Considering the living environment for future residents, the apartments would be of appropriate dimensions to provide adequate living space and although the amenity space provision associated with the proposed scheme would be limited to small balconies (and one large terrace), the application site is located within a short walk of an area of public open space. As such, whilst an increase in the level of amenity space provision would have been welcomed, it would be difficult to sustain an objection to the proposal on this basis. A S106 obligation can be used to secure a financial contribution to the provision/maintenance of local outdoor amenity space, demand for which will be increased by this development.
- 8.13 The comments of South Wales police regarding security issues are noted. Conditions can be used to ensure the provision of appropriate lighting and to control access to the rear parking area (preventing general use of the rear of the building and improving safety for residents) but many of their suggestions relate to issues that are dealt with under other legislation (e.g. illegal obstruction of footways, the installation of sprinkler systems).
- 8.14 With regard to parking issues, 7 parking spaces are proposed to serve the 9 apartments and there will be no parking provision for the 2 retail units, which complies with the Council's guidelines. The parking provision would not benefit from high levels of surveillance, being located at the ground floor partially behind and under the proposed building. As such, the provision of gates at the entrance and exit of the site should be secured via a condition.
- 8.15 In response to the objections received from the neighbouring residents:
1. The development will be to the north of no. 5 Church Road therefore there will not be an unacceptable loss of direct sunlight to that property. Although it will be very close to the side elevation of no. 5 (around 1m away) it will not directly face any habitable room windows, therefore in this case the situation is considered acceptable.
  2. The impact of development on property values is not a material planning consideration.
  3. The plans clearly show 9 apartments and the description of the proposed development mentions 9. The original proposal for 11 was amended. The only aspect of the application that still mentions 11 apartments is the applicant's design statement, which will not form part of any planning permission.
  4. The proposed parking arrangement accords with the Council's Supplementary Planning Guidance "Access, Circulation and Parking Standards". The development will not generate a large amount of vehicular traffic.
- 8.16 In response to Councillor Bradbury's objections:
1. Parking is discussed above;

2. The proposal does not fall within the category of “tall building” as defined in the Tall Buildings SPG adopted in January 2017, i.e. it is not “double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors”. The building will be three storeys in height - there is an existing three storey block of apartments around 40m to the south east – and only around 1.5m taller than the adjacent two storey properties. The Residential Design Guide SPG, adopted in January 2017, states that “denser, more compact and taller forms of development, coupled with additional attention to design detail, can positively define key spaces, frontages and main streets” and encourages taller buildings at corner locations. There will be S106 contributions associated with this development.
3. There is sufficient detail in the application to enable adequate assessment of the impact of the proposals. It will be for the Committee to determine whether a site visit is required.

8.17 In conclusion, there are no reasonable grounds for refusal of this application and it is recommended that the application be approved subject to the conditions set out above and to the signing of a Section 106 Obligation relating to affordable housing, open space and waste management.

## 9. **OTHER CONSIDERATIONS**

### 9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

### 9.2 *Equality Act 2010*

The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

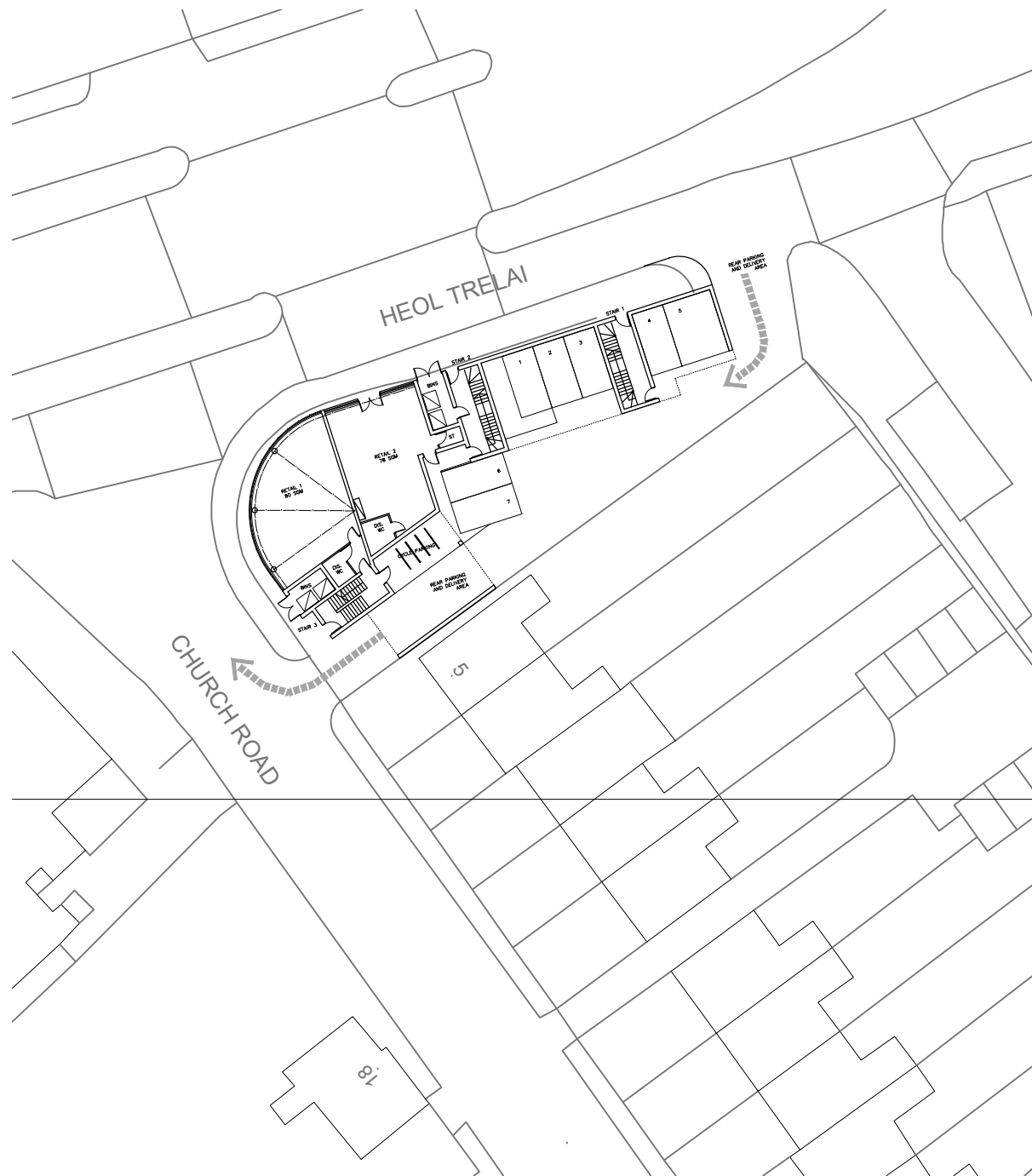
### 9.3 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and

account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.



SITE/LOCATION PLAN SCALE 1:1250@A3



SITE/LOCATION PLAN SCALE 1:500@A3

client **MR R KHAN**

project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **SITE/LOCATION PLAN**

drawing no **A16-147/01** revision **B**

scale **1:1250/500@A3** date drawn **10/07/2016**

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Revision **X** date drawn **10/07/2016** Drawn By **AMA**

Comments **FIRST ISSUE**

Revision **A** date drawn **30/11/2016** Drawn By **AMA**

Comments **SITE PLAN ADJUSTED**

Revision **B** date drawn **19/12/2016** Drawn By **AMA**

Comments **PLANNING SUBMISSION**









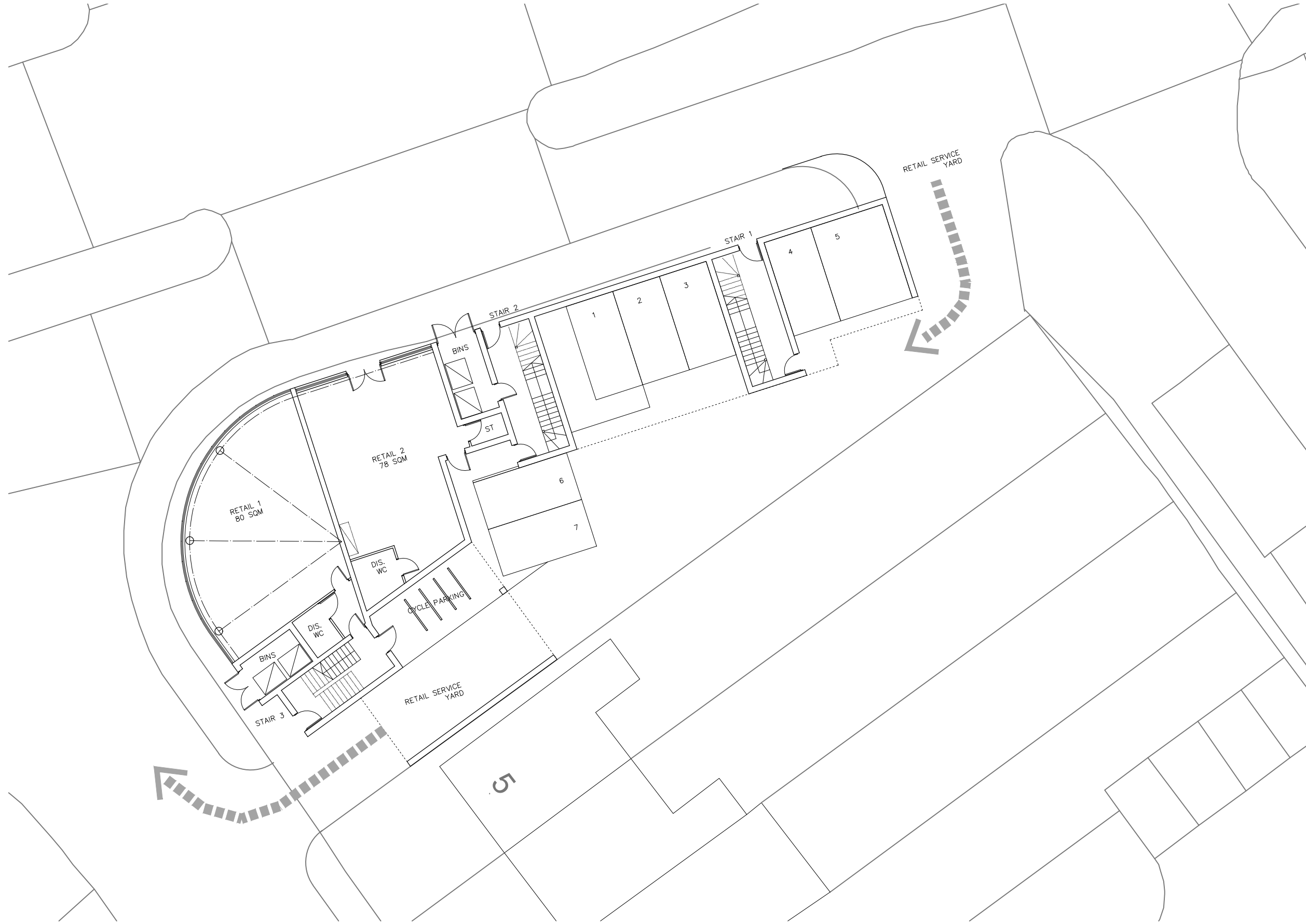












GROUND FLOOR PLAN SCALE 1:200@A3

client **MR R KHAN**

project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **GROUND FLOOR PLAN**

drawing no **A16-147/02** revision **B**

scale **1:200@A3** date drawn **10/07/2016**

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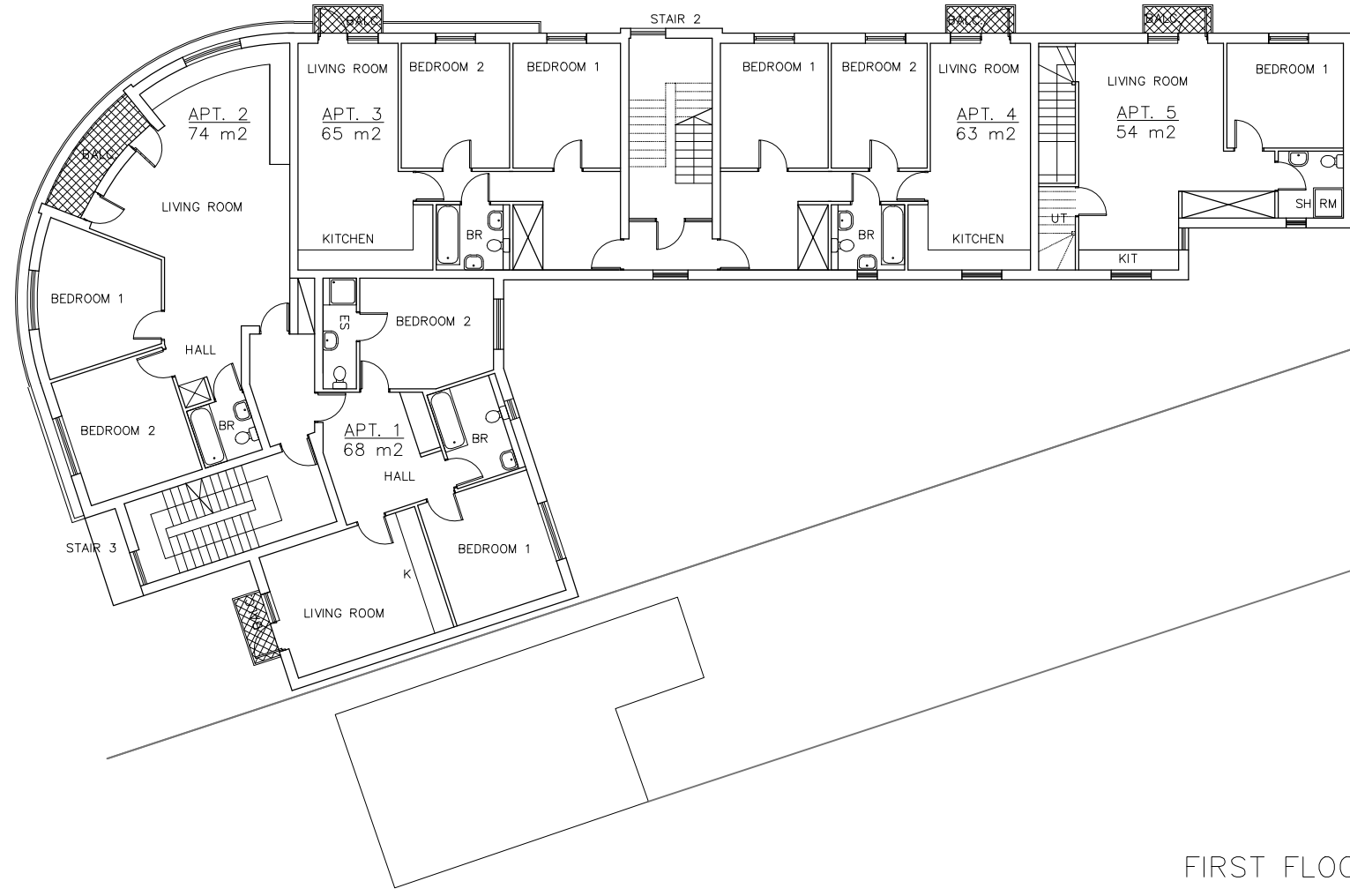
Comments **FIRST ISSUE**

Revision **A** date drawn **30/11/2016** Drawn By **AMA**

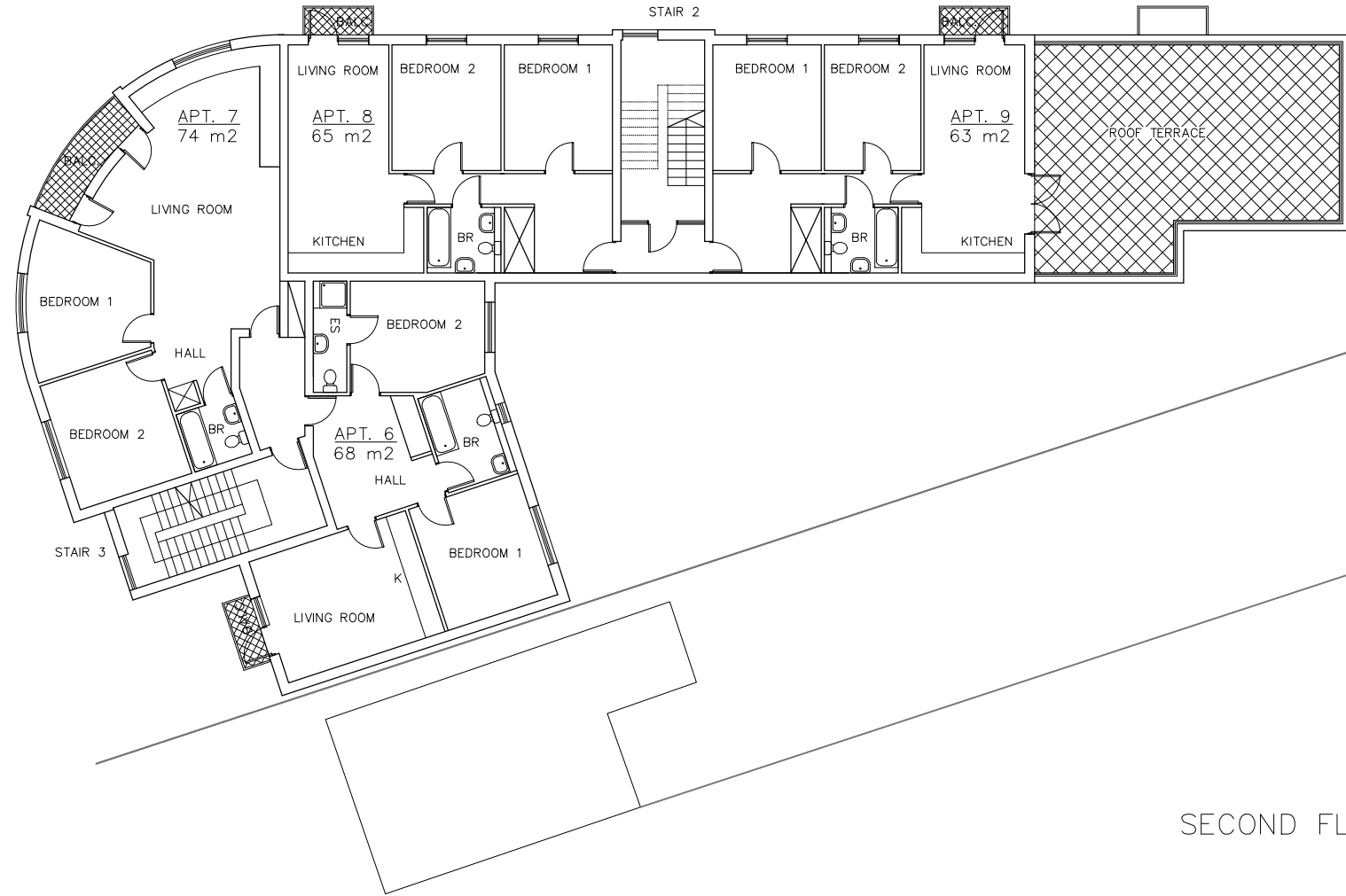
Comments **SITE PLAN ADJUSTED**

Revision **B** date drawn **19/12/2016** Drawn By **AMA**

Comments **PLANNING SUBMISSION**



FIRST FLOOR PLAN SCALE 1:200@A3



SECOND FLOOR PLAN SCALE 1:200@A3

Revision	<b>X</b>	date drawn	<b>10/07/2016</b>	Drawn By	<b>AMA</b>
Comments	<b>FIRST ISSUE</b>				
Revision	<b>A</b>	date drawn	<b>25/07/2016</b>	Drawn By	<b>AMA</b>
Comments	<b>CLIENTS CHANGES ADDED</b>				
Revision	<b>B</b>	date drawn	<b>19/12/2016</b>	Drawn By	<b>AMA</b>
Comments	<b>PLANNING SUBMISSION</b>				

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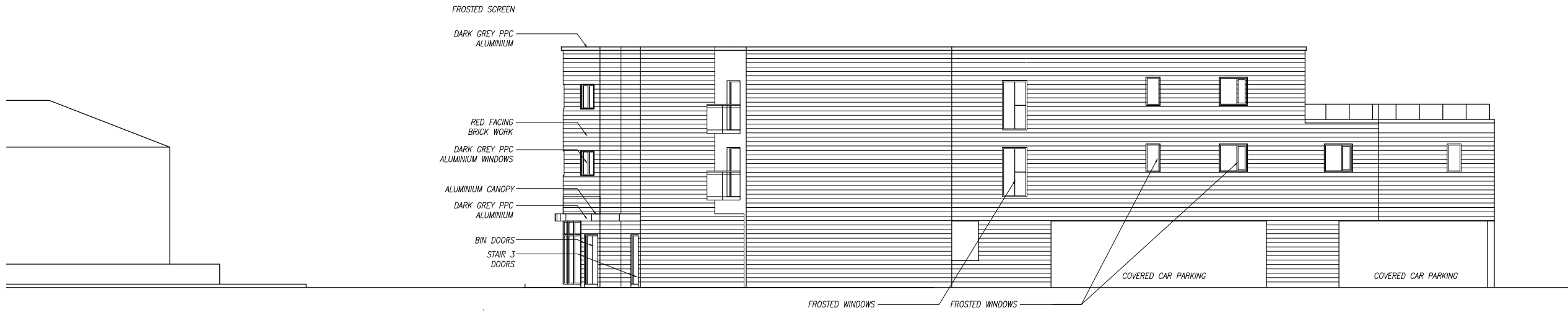


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client	<b>MR R KHAN</b>
project	<b>LAND AT CHURCH ROAD CAERAU, ELY, CARDIFF CF5 5LQ</b>
title	<b>FIRST AND SECOND FLOOR PLAN</b>
drawing no	<b>A16-147/03</b>
revision	<b>B</b>
scale	<b>1:200@A3</b>
date drawn	<b>10/07/2016</b>



HEOL TRELAI ELEVATION SCALE 1:200@A3



REAR COURTYARD ELEVATION SCALE 1:200@A3

Revision	X	date drawn	10/07/2016	Drawn By	AMA
Comments	FIRST ISSUE				
Revision	A	date drawn	25/07/2016	Drawn By	AMA
Comments	CLIENTS CHANGES ADDED				
Revision	B	date drawn	19/12/2016	Drawn By	AMA
Comments	PLANNING SUBMISSION				
Revision	C	date drawn	14/02/2017	Drawn By	AMA
Comments	APARTMENT UNITS REDUCED				

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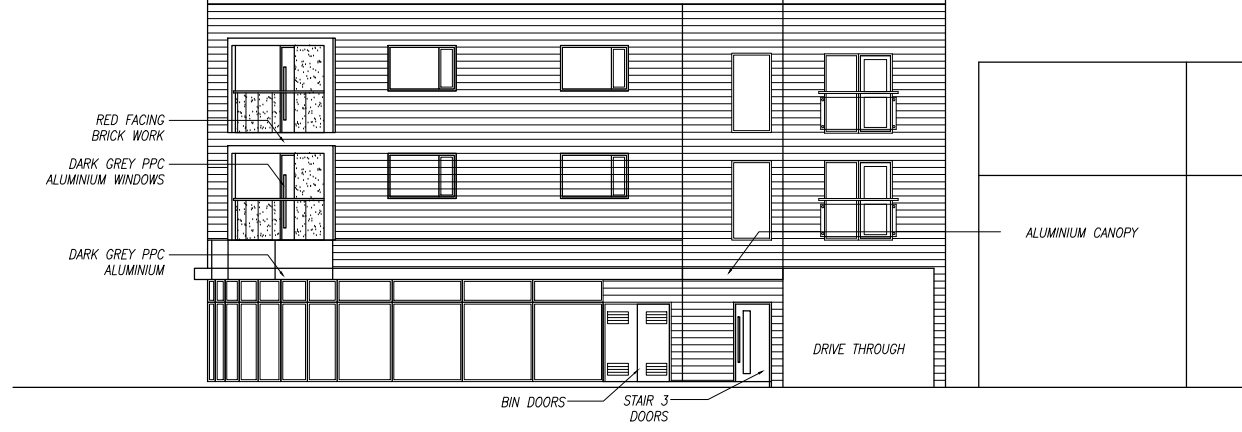
project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **HEOL TRRELAI AND REAR ELEVATION**

drawing no **A16-147/05** revision **C**

scale **1:200@A3** date drawn **10/07/2016**





CHURCH ROAD ELEVATION SCALE 1:200@A3



ENTRANCE END ELEVATION SCALE 1:200@A3

client **MR R KHAN**

project **LAND AT CHURCH ROAD  
CAERAU, ELY, CARDIFF CF5 5LQ**

title **CHURCH ROAD AND END ELEVATION**

drawing no **A16-147/06** revision **C**

scale **1:200@A3** date drawn **10/07/2016**

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Revision	X	date drawn	10/07/2016	Drawn By	AMA
Comments					
Revision	A	date drawn	25/07/2016	Drawn By	AMA
Comments					
Revision	B	date drawn	19/12/2016	Drawn By	AMA
Comments					
Revision	C	date drawn	14/02/2017	Drawn By	AMA
Comments					

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## LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 12/04/2017

APPLICATION No. **17/00080/MNR** APPLICATION DATE: 18/01/2017

ED: **RIVERSIDE**

APP: TYPE: Full Planning Permission

APPLICANT: The Co-operative Group Ltd  
 LOCATION: PONTCANNA POST OFFICE, 89-93 PONTCANNA STREET,  
 PONTCANNA, CARDIFF, CF11 9HS  
 PROPOSAL: CHANGE OF USE OF PART OF A RESIDENTIAL FLAT  
 (CLASS C3) TO SHOP (CLASS A1); CONSTRUCTION OF  
 REAR EXTENSION; INSTALLATION OF PLANT EQUIPMENT  
 AND NEW SHOPFRONT

---

RECOMMENDATION: That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
  - AL 01, AL05 revision D,
  - AL06 Revision B,
  - AL 07 Revision F,
  - AL08 Revision C,
  - AL09 Revision C

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The noise emitted from any fixed plant and equipment on the site must achieve a rating noise level of background -10dB at the nearest noise sensitive premises when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).  
 Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with policy 2.24 of the deposit Unitary Development Plan.
4. The granting of this permission does not give consent for the proposed dedicated loading bay shown on plan number AL05 Revision D.  
 Reason: For the avoidance of doubt.

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Full planning permission is sought to change the use of part of the ground floor flat to form part of the shop. Permission is also sought to build a single storey flat roof rear extension with associated air condition/ chiller units on the roof and a new shopfront.
- 1.2 The proposed rear extension would measure 10.3 metres in depth (at its deepest point) x 9 metres (at its widest point) under a flat roof with a height of 3.5 metres. The extension would be finished in smooth render. The extension will accommodate the following: chiller freezer, wc, staff room, bakery. On top of the proposed extension would be sited three condenser units, two air conditioning units and two satellite dishes. These units would be enclosed by timber hit and miss fencing which would have an approximate height of 1.6 metres.
- 1.3 The proposed shopfront creates a single access point, rather than the current three and will introduce a larger fascia board. The colour scheme for the proposed shop front is 'Traffic Grey' ( RAL7043).
- 1.4 The application was supported by a Noise Impact assessment Version 3 dated 10th February, 2017 from KR Associates Ltd and a Transport note-December 2016

## 2. **DESCRIPTION OF SITE**

- 2.1 The site is a mid-terrace commercial property that is currently a Post Office store with a residential flat above. To the rear is a yard that serves the Post Office this yard also benefits from rear pedestrian access.
- 2.2 The site is located within a parade of existing shops and is within the Cathedral Road Conservation Area. No Listed Buildings are affected by this proposal.

## 3. **SITE HISTORY**

- 3.1 90/02139/W- Remove shopfront – approved.
- 3.2 90/ 02140/W - Alterations and extensions to provide additional retail floor space and new shopfront – approved.

## 4. **POLICY FRAMEWORK**

- 4.1 The application site falls within Cathedral Road Local Centre as defined by the Adopted Local Development Plan Proposals Map. The following policies are considered relevant:

Planning Policy Wales Ed. 9 (2016);  
TAN 12 (Design), 18 (Transportation);

## **Cardiff Local Development Plan (2006-2026)**

Policy KP5 (Good Quality and Sustainable Design);

Policy R5 (Local Centres);

Policy T5 (Managing Transport Impacts);

Policy EN13 (air, noise and light pollution);

Policy KP17 (Built Heritage);

Policy EN9 (Conservation of Historic Environment);

## **Supplementary Planning Guidance**

Access. Circulation and Parking Standards (2010).

### **5. INTERNAL CONSULTEE RESPONSES**

- 5.1 **Pollution Control:** No objection subject to a condition to limit noise from the plant/machinery (see condition 3).
- 5.2 **Operational Manager (Transportation):** In considering the application it is acknowledged that the ground floor is already lawfully in use for A1 retail, with the exception of an area associated with an A3 dwelling which the application propose to include within a reconfigured retail space. The application also includes a rear single storey extension that plans indicate will be used of storage, office and other back of house functions. The installation of plant and a new shopfront are also included in the proposals.
- 5.3 It is noted that the additional net shopfloor space, the publically accessible area, amounts to some 25 sq/m which is considered to be de minimis given the site is already A1 use and located within an existing local district centre, where such uses are considered entirely appropriate.
- 5.4 It is also noted that the submitted supporting Transport Note seeks to make the case that the delivery model of the proposed occupier differs from the existing uses on Pontcanna Street and as such a loading bay is required on the adjacent highway, even going so far as to suggest that highway safety would be compromised without this provision. However the Note includes no technical assessment or other justification to suggest why this conclusion has been reached (that safety would be compromised) and fails to appreciate that provision of a loading bay is subject to an independent legal Traffic Regulation Order process that is not dependent on the outcome of this planning application.
- 5.5 In considering the suitability of Pontcanna Street for service vehicles it is noted that the kerb to kerb width is some 9.5m, allowing 4m for parking (2m either side) leaves 5.5m of central carriageway, which is considered sufficient to allow two vehicles to safely pass; although it is acknowledged that care would need to be taken by the drivers of larger vehicles. It must also be borne in mind that this situation is far from unique in Cardiff or in connection with servicing arrangements associated with local/district centres generally.
- 5.6 Notwithstanding the submitted plans and Transport Note, I must therefore confirm that the conclusions regarding highway safety are not accepted, that

the provision of a loading bay is not within the applicant's control and would be subject of a separate application process, that the site is already in A1 use and that the circumstances in this case are not untypical. The applicant is of course at liberty to apply to the Highway Authority for a loading bay, irrespective of the outcome of this planning application.

5.7 I must therefore conclude that any objection on parking, traffic or servicing grounds would be unsustainable and any reason for refusal on this basis would not withstand challenge. I am therefore unable to sustain a highway or transportation objection to the application as submitted.

## 6. **EXTERNAL CONSULTEE RESPONSES**

6.1 Nil.

## 7. **REPRESENTATIONS**

7.1 Adjoining neighbours have been notified. Also additional publicity has been undertaken by a site and local press notices. Thirty-two letters of representation have been received. All object on the following grounds:

- The loss of the post office;
- Parking from delivery lorries could block the highway in an area already suffering from parking congestion;
- Noise from the refrigeration units;
- Query why another Co-op is needed within close proximity of the current one;
- The proposed fascia sign is too large.

7.2 A petition containing 60 signatures has been submitted which objects to this application on the following grounds:

- The loss of the highly valued Post Office store;
- The use as a Co-op store, given that there is one only five minutes away; and
- Congestion caused by large delivery lorries and people trying to park in this already overcrowded and busy street.

7.3 Councillor Gordon objects to the loss of the Post Office, and states that it is not clear what the Co-op transport strategy will be i.e. how will goods be delivered to the store? from the rear or from the front? How large will the delivery van be? How often will they be coming to the store? Which will lead to parking problems within the area.

## 8. **ANALYSIS**

8.1 **Key issues are: land use, impact upon the character of the conservation area, impact upon neighbours' amenity and parking/highway safety.**

### 8.2 **Land use**

The application is located within the Cathedral Road Local Centre as defined by the Adopted LDP Proposals Map. The proposal should therefore be assessed

against Policy R5: Local Centres. This policy aims to promote and protect the shopping role of local centres while supporting a mix of appropriate uses.

Retail uses are favoured within centres, such as that proposed. The loss of the ground floor residential use would not raise any land use policy concerns, given that the residential use is to be retained at the upper floor. The retail unit is considered an appropriate scale within this designated centre.

In terms of the loss of the post office, officers note that the T&CP (Use Classes Order) 1987 defines a post office as Class A1 (Shop). The proposed Co-op store is also within the same use class A1 (shop), therefore, there is no material change in the use of the land.

Also, the planning system cannot insist that post office is retained and therefore, the post office could close at any time.

Officers also note concerns raised by residents over the location of an existing Co-op, which is sited approximately 350 metres away from this proposal. However, the planning system cannot control who occupies the shop as the planning system does not seek to restrict competition.

### **8.3 Impact upon the character of the Cathedral Road Conservation Area**

S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The character of the Conservation Area has been assessed by the Council within its adopted Cathedral Road Conservation Area Appraisal (2007).

In terms of the use: the proposal is for the unit to remain as a shop, this would be consistent with the character of the Conservation Area.

The proposed shop front is different to the existing but does retain large display windows and given the commercial character of this part of Pontcanna Street and the variety of shop fronts it is considered that the proposal would preserve the character of the conservation area.

### **8.4 Impact upon neighbouring properties**

The proposed flat roof extension would occupy the majority of the existing rear yard with the height of the extension being 3.5 metres. Given the commercial nature of the adjoining properties along Pontcanna Street the proposed extension is not considered overbearing and un-neighbourly upon these properties. It is also noted that the nearest residential properties are sited to the west of the application site. However given the proposed height of the extension and the existing rear boundary wall of approximately 2 metres in height the proposed extension is not considered to harm their amenities.

The application also proposes number of mechanical units, which will be located on the flat roof of the extension. These units would be enclosed by timber hit and miss fencing (height of approximately 1.6 metres). It is noted that these units would be within close proximity to residential properties. An

acoustic noise assessment has been submitted which concludes that the noise from the equipment is within acceptable noise limits. The Council's Pollution Control Section has been consulted and agrees with the assessment, therefore, raises no objection to these units subject to a noise condition.

#### **8.5 Parking**

Concern has been raised by residents and Councillor Gordon over deliveries and the potential to block Pontcanna Street. In front of the parade of shops are existing unrestricted parking bays that could accommodate deliveries, although it is recognised that these bays are heavily used. Also it is recognised that the post office store already exists and that it currently has deliveries, as does all the other business along Pontcanna Street, and therefore given this context concerns over deliveries are not supported. The Council Transportation Section has been consulted and raises no objections to this proposal.

If delivery lorries were to block Pontcanna Street there is other legislation to control the movement of traffic on the public highway and this is enforced by the police.

#### **8.6 Other considerations**

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

#### **8.7 Conclusion**

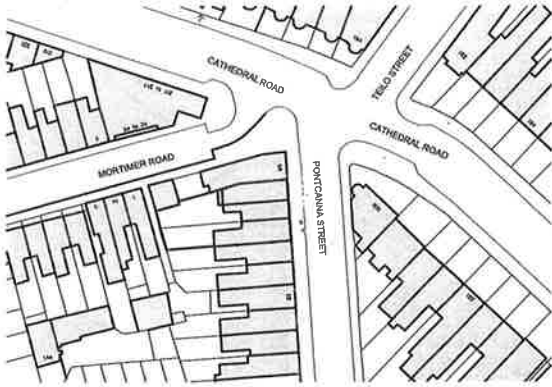
Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

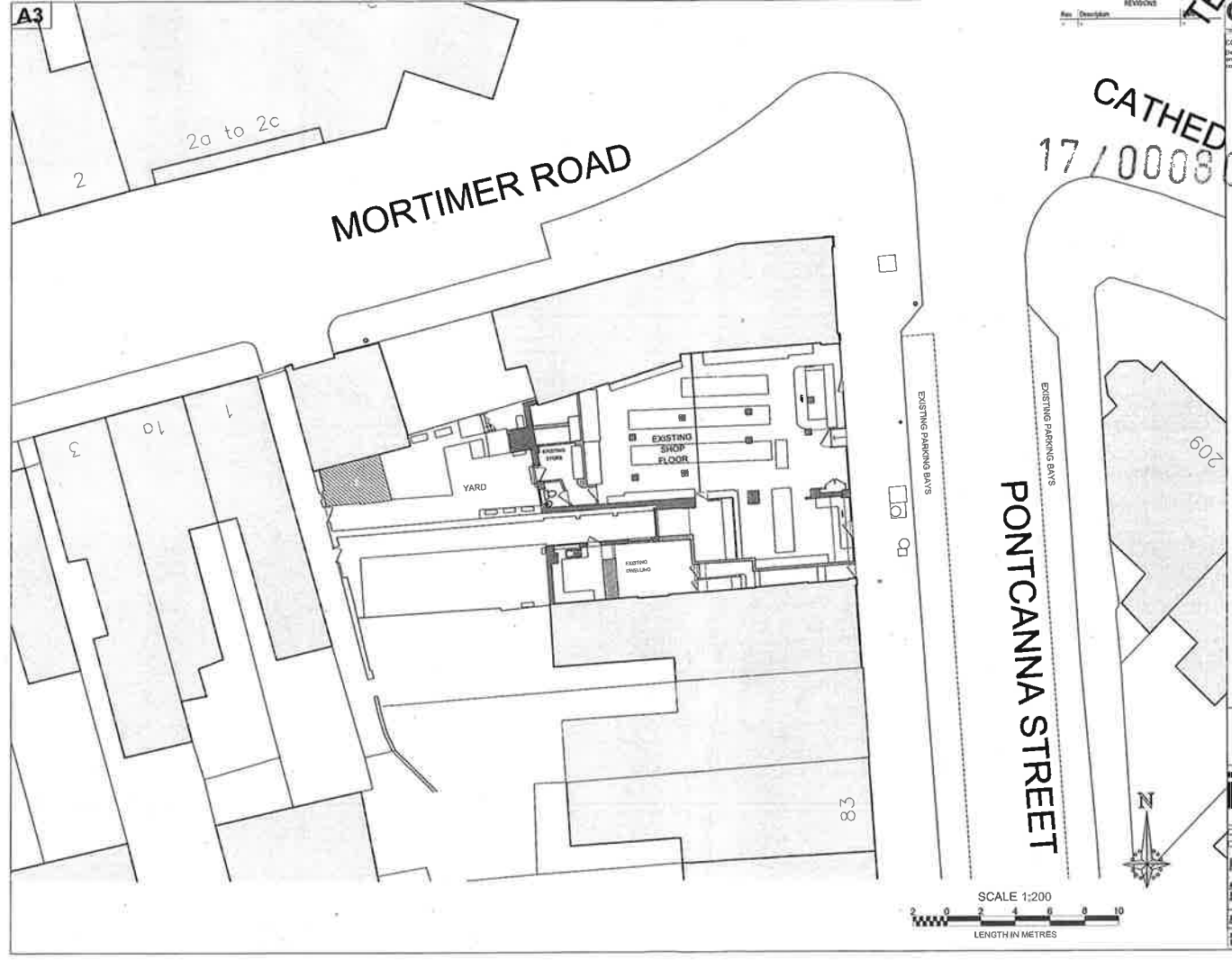


REVISIONS		
Rev	Description	Date
-	-	-



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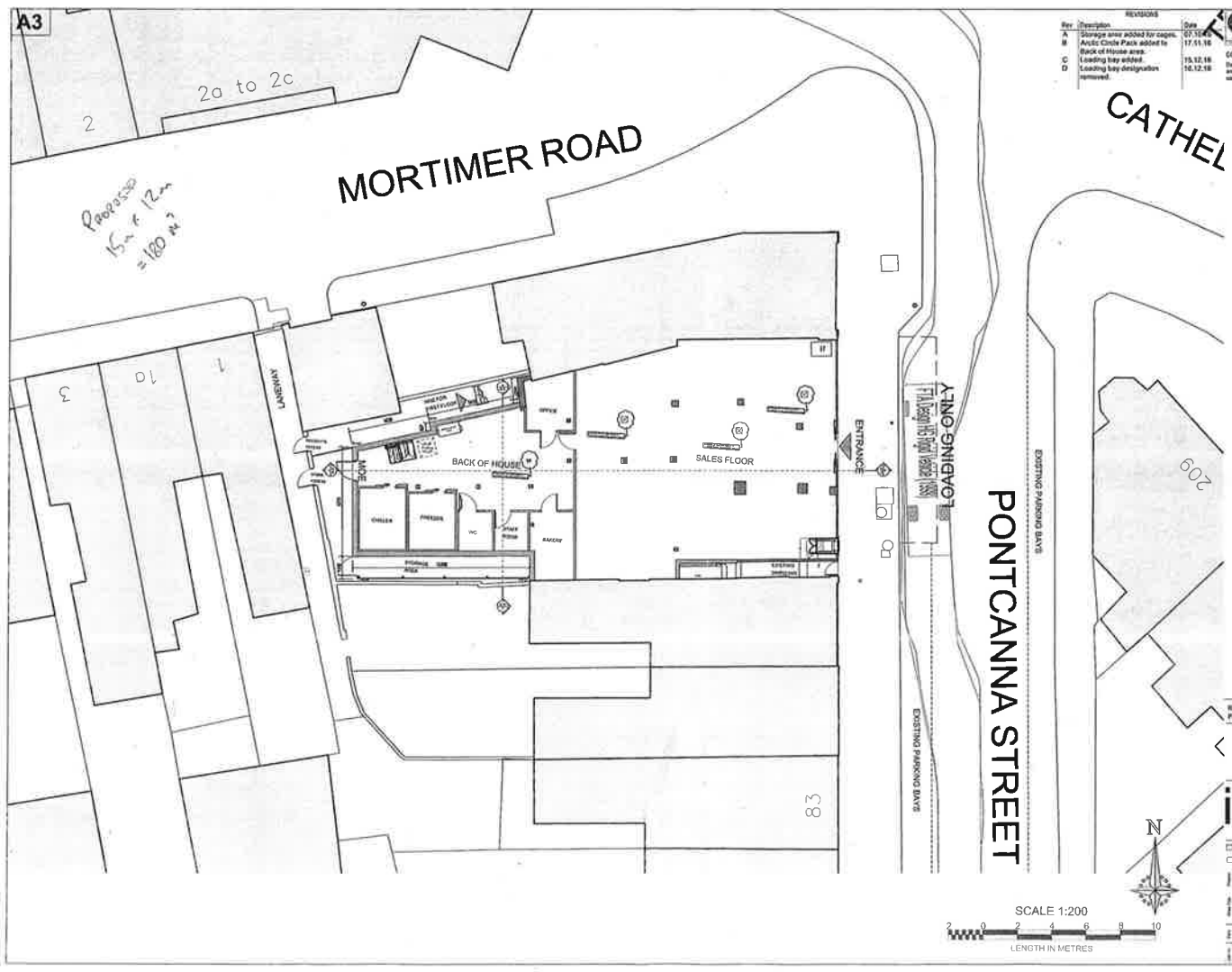
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17/00080

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PROPOSED COOP RETAIL STORE  
PONTCANNAN STREET, CARDIFF  
EXISTING SITE PLAN

30/09/2019 1:200 @ A3  
152856 AL 02



REVISED

Rev	Description	Date
A	Storage area added for cages	07.11.18
B	Auto Cycle Pairs added to Back of House area	17.11.18
C	Loading bay added	15.12.18
D	Loading bay designations approved	16.12.18

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PROPOSED COOP RETAIL STORE  
PONTCANNAN STREET, CARDIFF  
PROPOSED SITE PLAN

30/09/2019 1:200 @ A3  
152856 AL 05 D

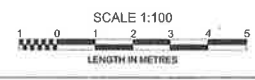


Existing Front Elevation and Street Scene (Facing Pontcanna Street)



Existing Rear Elevation

17/00080

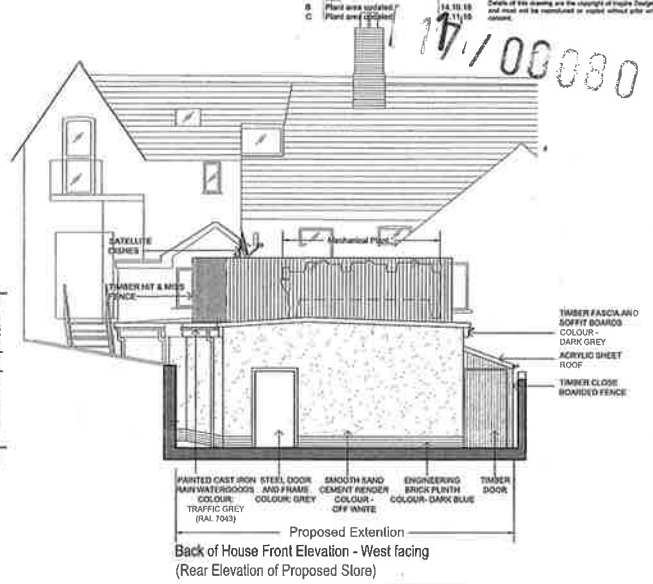


**inspire design**

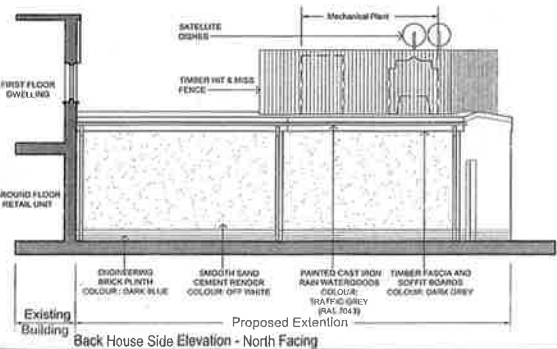
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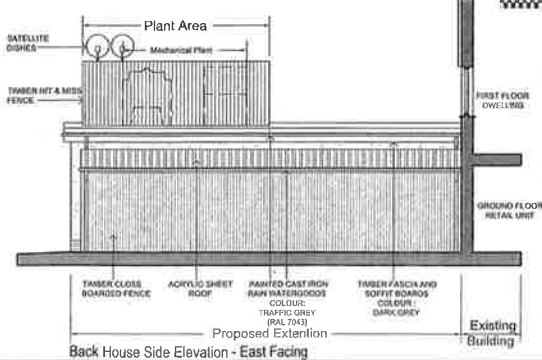
Proposed Front Elevation and Street Scene (Facing Pontcanna Street)



Proposed Extension Back of House Front Elevation - West facing (Rear Elevation of Proposed Store)



Back House Side Elevation - North Facing



Back House Side Elevation - East Facing

**inspire design**

152856 AL 09 C

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COMMITTEE DATE: 12/04/2017

APPLICATION No. **17/00166/MNR** APPLICATION DATE: 26/01/2017

ED: **PENYLAN**

APP: TYPE: Full Planning Permission

APPLICANT: DR HARJ SINGHRAO

LOCATION: 126 CARISBROOKE WAY, PENYLAN, CARDIFF, CF23 9HX

PROPOSAL: CHANGE OF USE OF PART GROUND FLOOR INTO A DENTAL PRACTICE WITH EXTERNAL ALTERATIONS AND CONSTRUCTION OF AN OUTBUILDING TO BE USED AS A STORE AND AN OUTDOOR SWIMMING POOL

**RECOMMENDATION 1** : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:

- 201 - Proposed Plans and Elevations
- 202 - Proposed Plans and Elevations
- 203 - Proposed Plans and Elevations
- 204 - Proposed Plans and Elevations

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The materials to be used in the construction of the external surfaces of the outbuilding and the external alterations to the dwelling house hereby permitted shall match those used on the existing building.

Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to beneficial use, a refuse storage area shall be provided within the curtilage of the site to accommodate general waste, recycling and food waste for the residential property and a separate area for the commercial waste produced by the Dental Surgery. The refuse storage areas shall thereafter be retained.

Reason: To secure an orderly form of development and to protect the amenities of the area.

5. The property shall be used as an mixed use D1(Dentist)/C3 (residential use) as specified in the application and for no other purpose (including

any other purpose in Use Class D1/C3 of the schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument amending, revoking or re-enacting that Order).

Reason: Permission is granted only because of the characteristics peculiar to this proposal. Other uses within Use Class D1 could prejudice the amenities of the area

6. D3D Maintenance of Parking Within Site
7. Members of the public attending the dental practice shall only be admitted to or allowed to remain on the premises between the hours of 09:00 and 18:00 Monday to Friday.  
Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected.
8. Unless otherwise agreed by the Local Planning Authority, the dental surgery hereby approved shall only be operated by the applicant (Dr Harj Singhrao) or those residing at 126 Carisbrooke Way and shall not be sold or let separately. The use as a dental surgery shall remain ancillary to the residential dwelling.  
Reason: It is considered that consent may reasonably be granted due to the particular circumstances of the applicant.
9. Only one dental surgeon shall operate at the premise at any one time.  
Reason: To ensure the amenities of occupiers of other premises are protected.

**RECOMMENDATION 2:** That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

**RECOMMENDATION 3 :** To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

**RECOMMENDATION 4 :** The agent/applicant is advised that a commercial contract is required for the collection and disposal of all commercial waste. By law (Environmental Protection Act, 1990, section 47) all commercial premises have a duty of care to ensure that their waste is transferred to and disposed of by a registered waste carrier. Owners or developers of commercial developments/properties who require Cardiff County Council to collect and

dispose of their waste can contact to commercial services department on **029 20717500**.

**RECOMMENDATION 5** : The granting of planning permission does not remove the need to comply with the statutory nuisance provisions of the Environmental Protection Act 1990. The rating level of the noise emitted from fixed plant and equipment on the site should not exceed the existing background noise level at the nearest sensitive premises, when measured and corrected in accordance with BS 4142: 2014 (or any British Standard amending or superseding that standard).

## 1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought to change the use of part of the detached dwelling house into a dental surgery and the erection of a detached store and outdoor swimming pool.
- 1.2 The works entails the conversion of a ground floor bedroom (bed 3) and the garage to a dental surgery containing a clinic, waiting room, store and toilet.
- 1.3 The outbuilding is to be 5m long, 5m wide and 2.7m high with a flat roof
- 1.4 The swimming pool is approximately 8m long, 2.5m wide sited to the rear of the site

## 2. **DESCRIPTION OF SITE**

- 2.1 The application site is a detached two-storey dwelling fronting onto Carisbrooke Way.
- 2.2 Surrounding the site are existing two-storey dwellings (detached and semi-detached properties), with Cyncoed Road sited to the West of the site.

## 3. **SITE HISTORY**

- 3.1 N/A

## 4. **POLICY FRAMEWORK**

- 4.1 The application site is shown as part of an existing housing area indicated on the Proposals Map of the City of Cardiff Local Plan
- 4.2 The following policies of the approved Cardiff Local Development Plan (2006-2026) are considered to be relevant to the proposal:

Policy KP5 (Good Quality and Sustainable Design)

Policy W2 (Provision for Waste Management Facilities in Development)

Policy H4 (Change of Use of Land of Residential Land or Properties)

Policy C1 (Community Facilities)

Policy T5 (Managing Transport Impacts)

Policy EN13 (Air, Noise and Light Pollution)

- 4.3 Supplementary Planning Guidance: Access, Circulation and Parking Standards (January 2010)
- 4.4 Supplementary Planning Guidance: Waste Collection and Storage Facilities (March 2007)
- 4.5 Technical Advice Note 12: Design
- 4.6 Planning Policy Wales 2016

## 5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation – No objections
- 5.2 The Operational Manager, Environment and Public Protection – No comments received at the time of writing this report
- 5.3 The Operational Manager, Waste Management – Advise that two refuse storage areas are required to separate waste from mixed use developments

## 6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 N/A

## 7. **REPRESENTATIONS**

- 7.1 Neighbours have been consulted, letters and e-mails have been received from the occupiers of 110, 112 and 124 Carisbrooke Way + Mr & Mrs Palfrey (address unknown), objecting for the following summarised reasons;

- i) Highway Safety issues
- ii) Off-street parking provision for proposal is unsatisfactory
- iii) Proposed dentist use not in keeping with area
- iv) Materials and size of outhouse is considered to be incongruous

- 7.2 Cllrs Bill Kelloway & Joe Boyle object for the following summarised reasons;

- i) Carisbrooke Way is a fairly narrow carriageway which does not easily permit the two way passage of vehicles if parking on the highway takes place. The western end of Carisbrooke Way, in the vicinity of the application site, is increasingly subject to obstruction due to the parking of vehicles associated with the nearby campus at Cardiff Metropolitan University. Notwithstanding the fact that 126, Carisbrooke Way is near a bus-stop, the provision for off-road parking at the premises in the application details is likely to be insufficient to meet the demand from staff, visitors and patients at the dental surgery and would, therefore, be likely to contribute to increased parking and congestion on Carisbrooke



Way.

- ii) The proposed conversion of part of the ground floor to a dental clinic will result in the loss of the existing garage and, therefore, the loss of an off road parking space at this property.
- iii) The proposed change of use, from residential to dental surgery, will introduce an inappropriate business use into a street which currently consists entirely of residential properties. Such a change of use is likely to be detrimental to the amenity of residents occupying the nearby houses.

7.3 Jenny Rathbone AM, objects for the following reasons;

- i) Carisbrooke Way is a street of private houses, and allowing change of use to a business would change the exclusively residential character of Carisbrooke Way. Business use in the area is already accommodated by the shops in Clarendon Road, designed with parking facilities.
- ii) The proposal will have a negative impact on the local parking and traffic flow in Carisbrooke Way, which is already used as a traffic cut through. Along with increased traffic, the insufficient off-road parking in the proposals would mean customers parking on a narrow section of Carisbrooke Road. Additionally there is a bus stop directly outside the proposed development site, and situating a business there would interfere with that facility

## 8. **ANALYSIS**

8.1 The main planning issues relate to:

- (i) The impact of the amenities of neighbouring occupiers.
- (ii) Highway safety/parking issues.

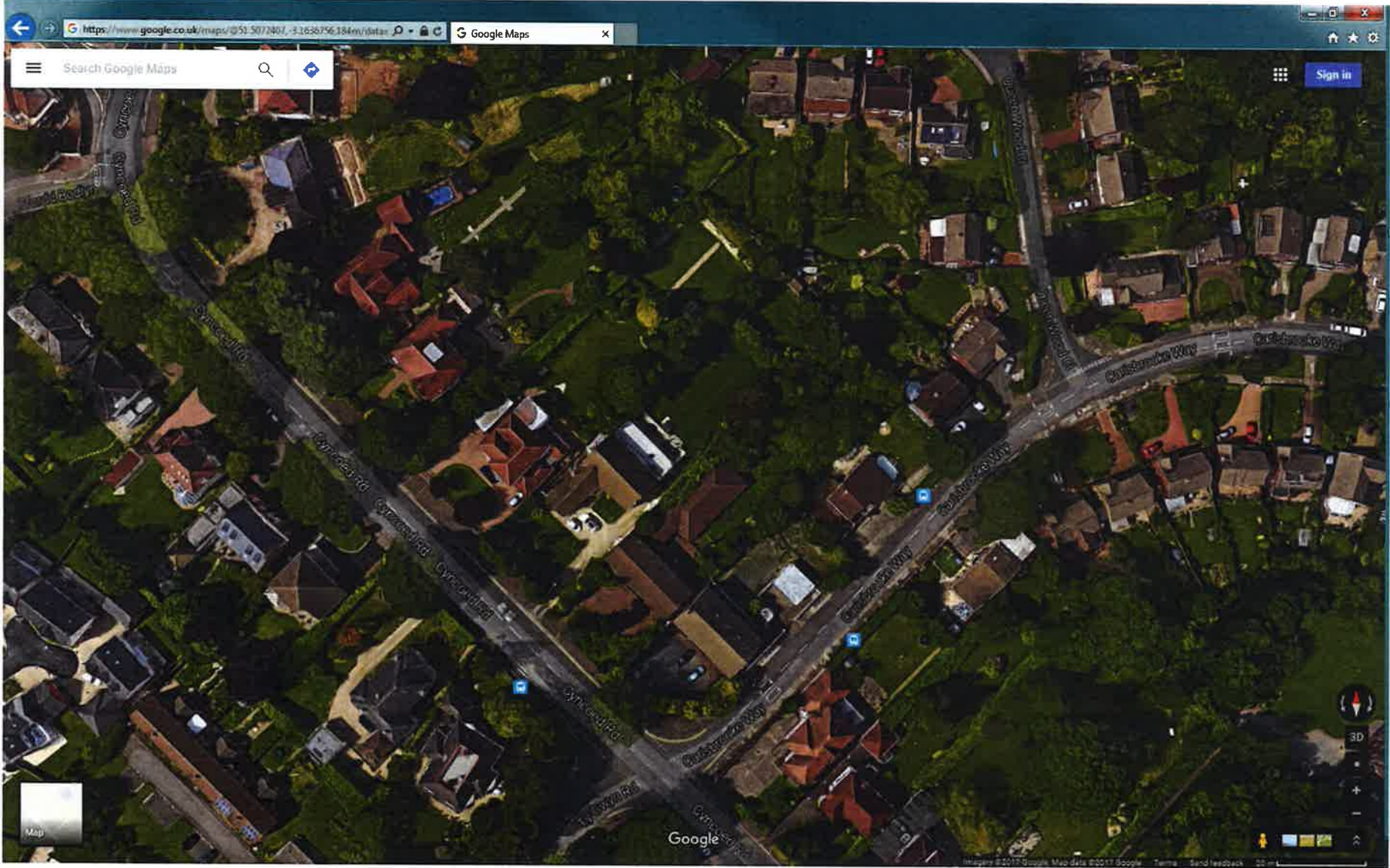
8.2 The application site falls within the settlement boundary as defined by the LDP proposals map and has no specific designation or allocation. The application premises are located in a residential area. The proposal should therefore be assessed against Policy H4: Change of Use of Residential Land or Properties. Policy H4 allows for the conversion or redevelopment of residential properties to other uses where the proposal is for a community use necessary within a residential area. Paragraph 5.16 acknowledges that there is a range of community uses that are appropriate, in principle, within residential areas, including dentists. It is also noted that the change of use involves only part of the ground floor, the garage and 1 bedroom and majority of the property will remain in residential use.

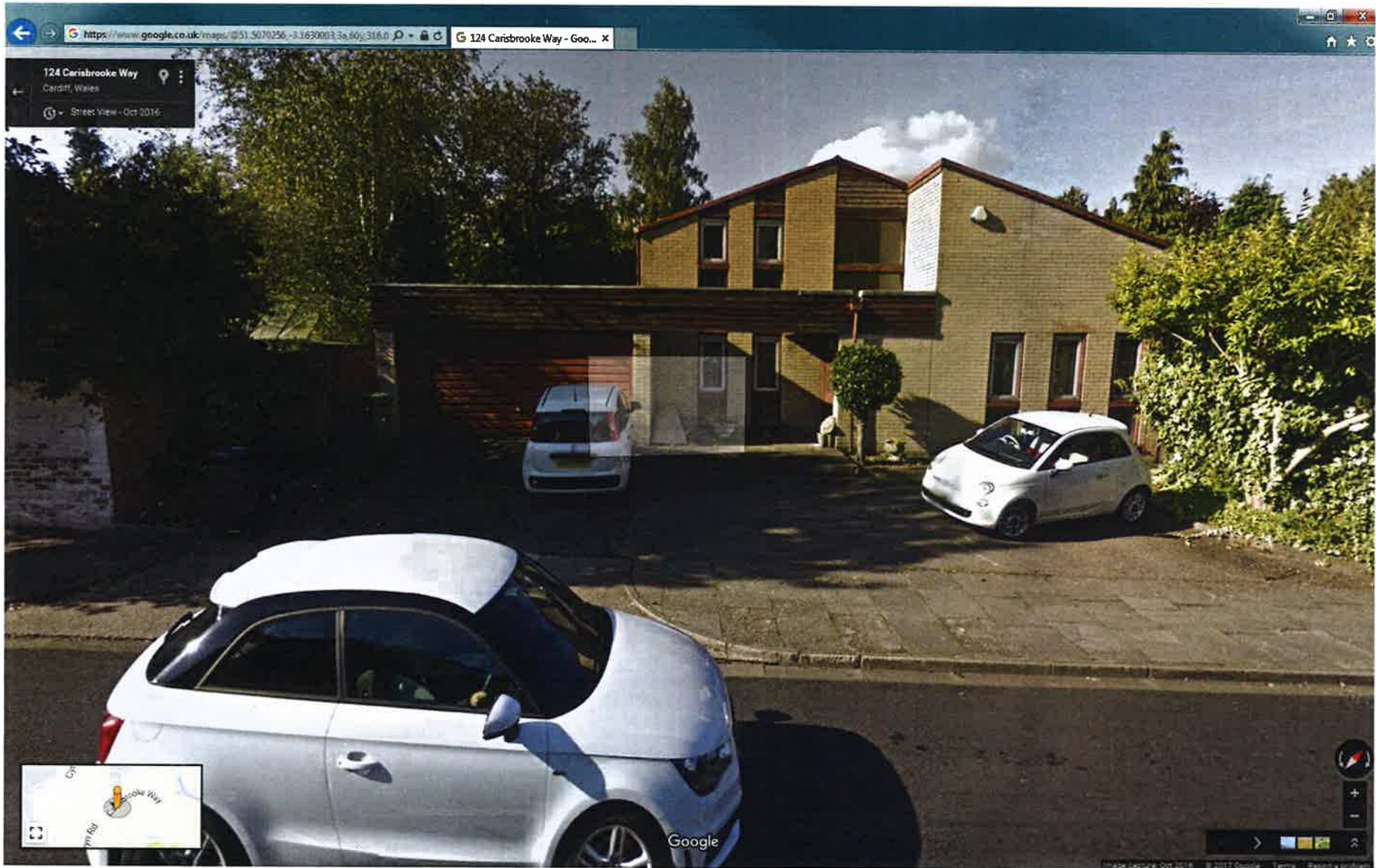
Also of relevance is Policy C1: Community Facilities which encourages new and improved community facilities where they are readily accessible to the local community by public transport, walking and cycling; where it would not prejudice the amenity of residential occupiers; detract from the character and appearance of a property or the locality and would not lead to unacceptable

parking/traffic problems.

The surrounding area is residential in nature. Given this context and assessed against the above policy framework, the change of use of part of the ground floor from residential to a dental surgery raises no land use policy concerns.

- 8.3 It is considered that due to the circumstances of the case in that the applicant proposes to use part of his own property as a dental surgery, it would be considered prudent to ensure that permission is personal to the applicant and is restricted to one dental surgeon only as this would reduce vehicle movements journeys and limit the impact on the amenities of the occupants of the dwelling-house and other adjoining properties (see conditions 8 and 9).
- 8.4 The proposal entails altering the frontage of the dwelling house with the removal of the garage door and replacing it with two windows and a new doorway. The external alterations are modest and considered to be acceptable and the alterations would be permitted development.
- 8.5 The proposed outbuilding and swimming pool is considered acceptable in regards to its scale and design and will provide a subservient addition to the dwelling and will not prejudice the general character of the area. It is noted that the swimming pool itself would be permitted development.
- 8.6 It is not considered that the proposal would prejudice the privacy and amenities of adjoining neighbours. The property is detached and the proposed dental surgery is modest in size (one consulting room) and it is considered necessary to ensure that the proposed dental surgeries opening hours are restricted to protect the amenity of adjoining neighbours (see condition 7).
- 8.7 The Operational Manager (Transportation) has no objection to the proposal. The site is near to an existing bus stop and thus would encourage other modes of transport. The submitted plans show the provision of four off-street parking spaces within the curtilage of the site, which is considered sufficient for the proposed use of the property as a dental surgery and residential dwelling.
- 8.8 In regards to comments made by neighbours which are not covered above, the following should be noted:
- i + ii) See para 5.5
  - iii) See para 5.2
  - iv) See para 5.3
- 8.9 Having regard to the policy context above, the proposal on balance is considered to be acceptable and planning permission is recommended subject to conditions.

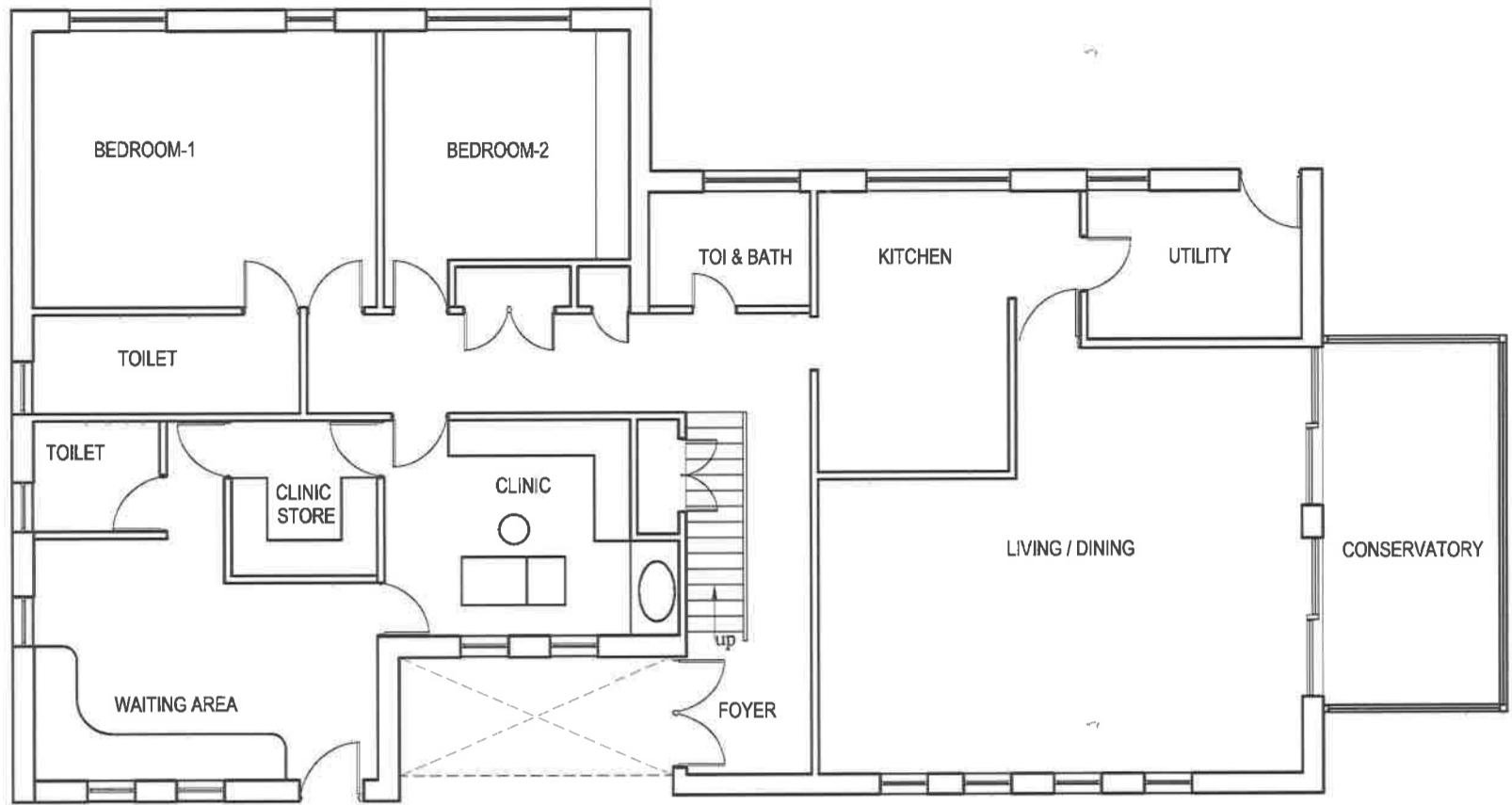




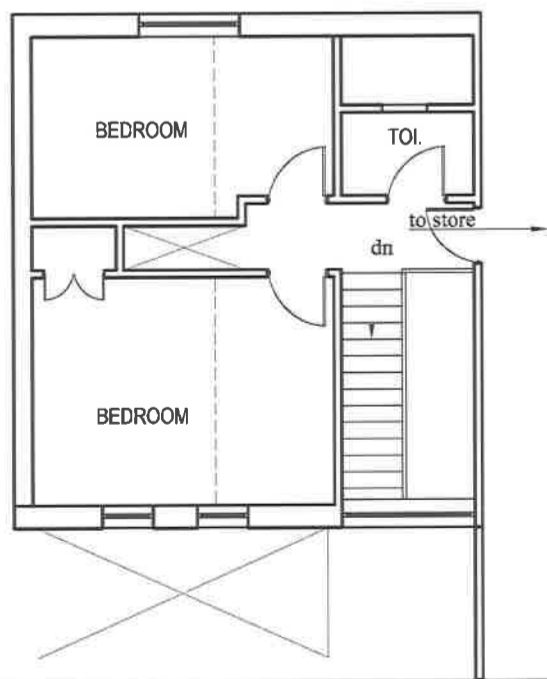
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SIDE ELEVATION A

SIDE ELEVATION B



PROPOSED GROUND FLOOR PLAN

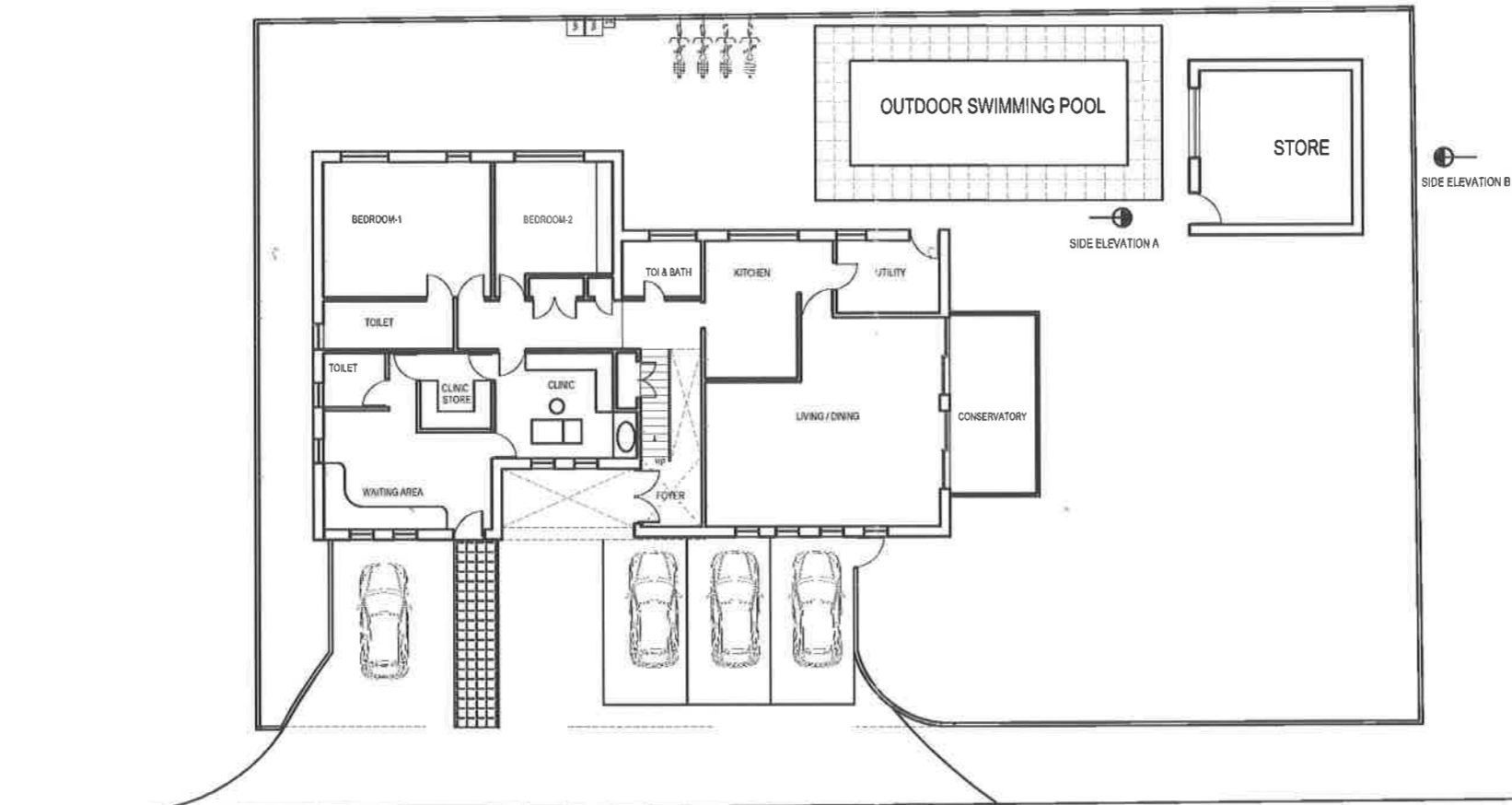


PROPOSED FIRST FLOOR PLAN

17 / 00166

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Project:	126 CARISBROOKE WAY, CARDIFF
Client:	
Description:	PROPOSED PLANS AND ELEVATIONS
Job No:	Scale: 1:100 ON A3
Dwg No:	201
Drawn By:	KG






CARISBROOKE WAY

PROPOSED SITE PLAN

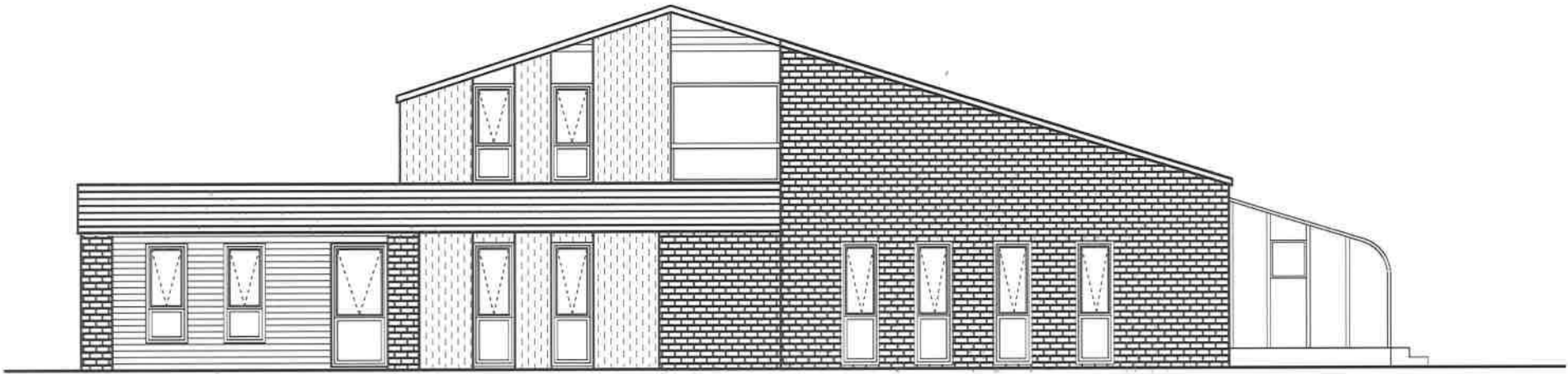
17 / 00136



15/01/2017  
SCANNED

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Project: 126 CARISBROOKE WAY, CARDIFF		
Client:		
Description: PROPOSED PLANS AND ELEVATIONS	Job No: 204	Scale: 1:200 ON A3 Drawn By: KG
 <p><b>SK DESIGNS</b></p> <p>126 Carisbrooke Way, 126 Carisbrooke Way, Cardiff, CF11 9JH Tel: 029 20 361 850 Fax: 029 20 361 850 Email: info@skdesigns.co.uk</p>		

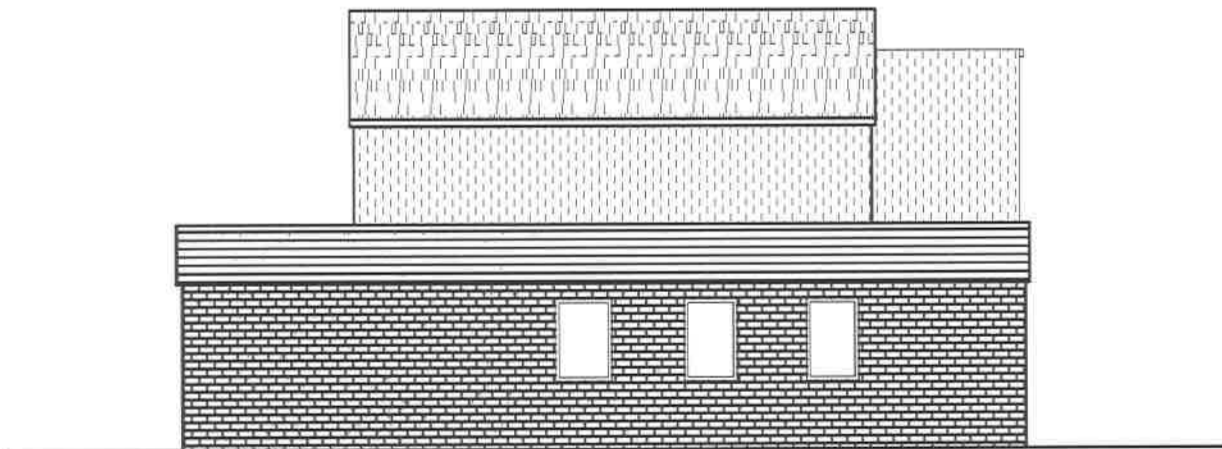
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- 3 FEB 2017



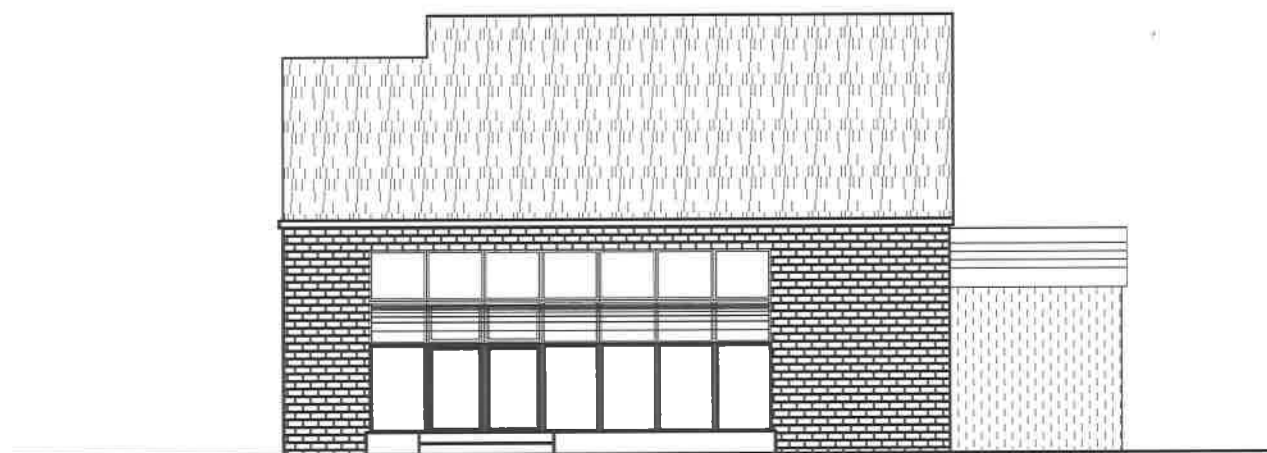
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION A



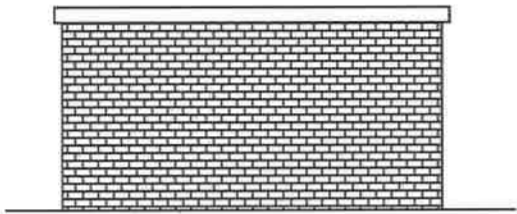
PROPOSED SIDE ELEVATION B

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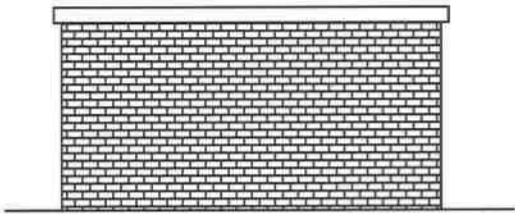
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Client:		
Description: PROPOSED PLANS AND ELEVATIONS	Job No: 202	Scale: 1:100 ON A3
	Drawn By: KLD	



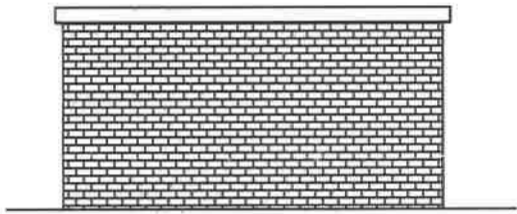
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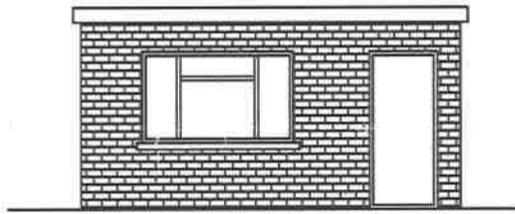
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION B



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION A

ELEVATIONS OF A STORE

17 / 00166

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Date: JAN 2017

Project: 126 CARISBROOKE WAY, CARDIFF

Client:

Description: PROPOSED PLANS AND ELEVATIONS	Job No: 203	Scale: 1:100 ON A3	Drawn By: KG
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126 Carisbrooke Way, Cardiff, CF11 2JH  
Tel: 029 20 761 955  
Fax: 029 20 761 955  
Email: info@skdesigns.org.uk



**CITY OF CARDIFF COUNCIL  
CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE Section 53, Wildlife and Countryside Act 1981 to record a  
Bridleway from Woodfield Avenue to Taff Terrace, Radyr, Cardiff**

**REPORT OF DIRECTOR: Andrew Gregory.**

---

**PORTFOLIO:**

**Reason for this Report**

1. To record a Bridleway from Woodfield Avenue to Taff Terrace, Radyr on the Definitive Map and Statement.

**Background**

2. The Radyr and Morganstown Community Council wanted to establish legal status and proven rights on this well used historic route.

**Issues**

3. Although a well-used path, no recorded status or rights had been established by investigation and thus recorded on the Definitive Map.

**Local Member consultation (where appropriate)**

4. Radyr- no objection received.

**Reason for Recommendations**

5. The PROW team investigated the case history, scrutinised witness forms and, in the absence of any contrary evidence, there is historic supporting evidence to show the public have used the path as of right and without hindrance for a twenty year period.

**Financial Implications**

None

**Legal Implications (including Equality Impact Assessment where appropriate)**

6. None

**HR Implications**

7. None

**RECOMMENDATIONS**

To request Legal Services make a Public Path order to record a bridleway at Woodfield Avenue, Radyr and record on the Definitive Map and Statement.

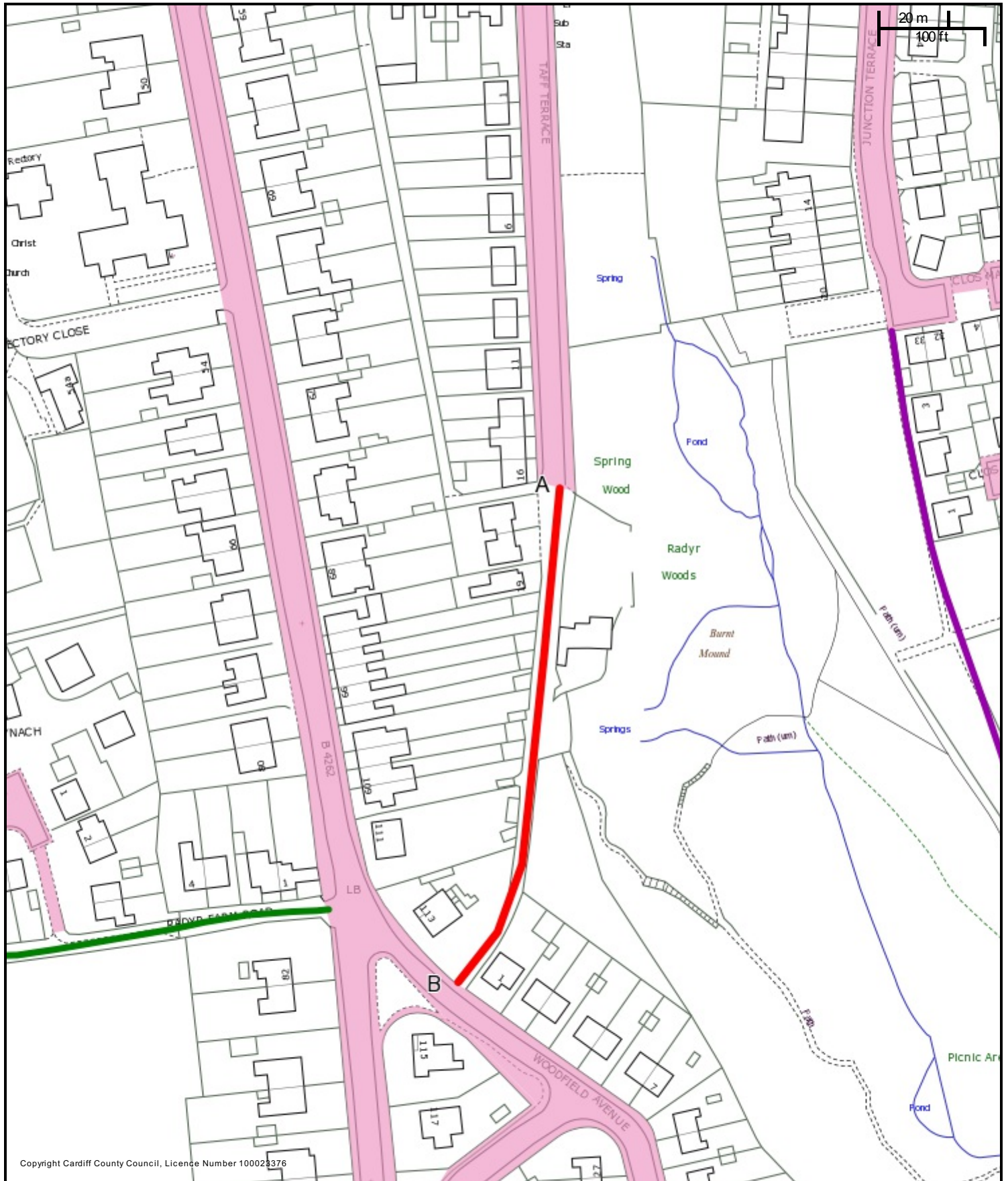
**NAME OF DIRECTOR Andrew Gregory**

**Date 21 March 2017**

*The following appendices are attached:*

*The following background papers have been taken into account*

- Section 53 Application form
- Map of route



CHIEF EXECUTIVE  
Paul Orders  
County Hall  
Atlantic Wharf  
Cardiff CF10 4UW  
Tel: 029 20872000

**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



**Section 53 Bridleway**

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**CITY OF CARDIFF COUNCIL  
CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 118 STOPPING UP ORDER,SKAITHMUIR ROAD,SPLOTT,CARDIFF.**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Stopping Up Order applicable under Section 118 Highways Act 1980 to the rear of 55 Skaithmuir Road.

**Background**

2. Neighbourhood Regeneration completed a scheme prior to a Stopping Up Order Section 247 Town and Country Planning Act 1990 being processed.
2.
  1. The only legal procedure to correct the adopted register with a retrospective Order is by using Section 118 Highways Act 1980 where highway is deemed “not needed” .

**Issues**

2. The Order is required to have the adopted map reflect features at ground level.

**Local Member consultation (where appropriate)**

3. Splott members consulted - no objections received.

**Reason for Recommendations**

To administratively retain a correct adopted highway register that reflects ground terrain.

## **Financial Implications**

4. **None**

## **Legal Implications (including Equality Impact Assessment where appropriate)**

5.

## **HR Implications**

6. None

## **RECOMMENDATIONS**

**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

**NAME OF DIRECTOR Andrew Gregory**

**Date**

*The following background papers have been taken into account*

Request for Extinguishment.

Site map.

**CITY OF CARDIFF COUNCIL  
CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990:  
DIVERSION ORDER PROW Llanedeyrn 9**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Diversion Order applicable under Section 257 Town and Country Planning Act 1990 to retain existing public rights within new Development at Church Road.

**Background**

2. Bellway Homes are building a new housing estate existing PROW's are required to be diverted.

**Issues**

3. Public Rights of Way to be diverted onto a new road network to retain existing pedestrian rights.

**Local Member consultation (where appropriate)**

4. St Mellons members consulted - no objections received.

**Reason for Recommendations**

5. To retain existing Public Rights within the Development.

**Financial Implications**

6. None

**Legal Implications (including Equality Impact Assessment where appropriate)**

7. None

**HR Implications**

8. None

**RECOMMENDATIONS**

**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

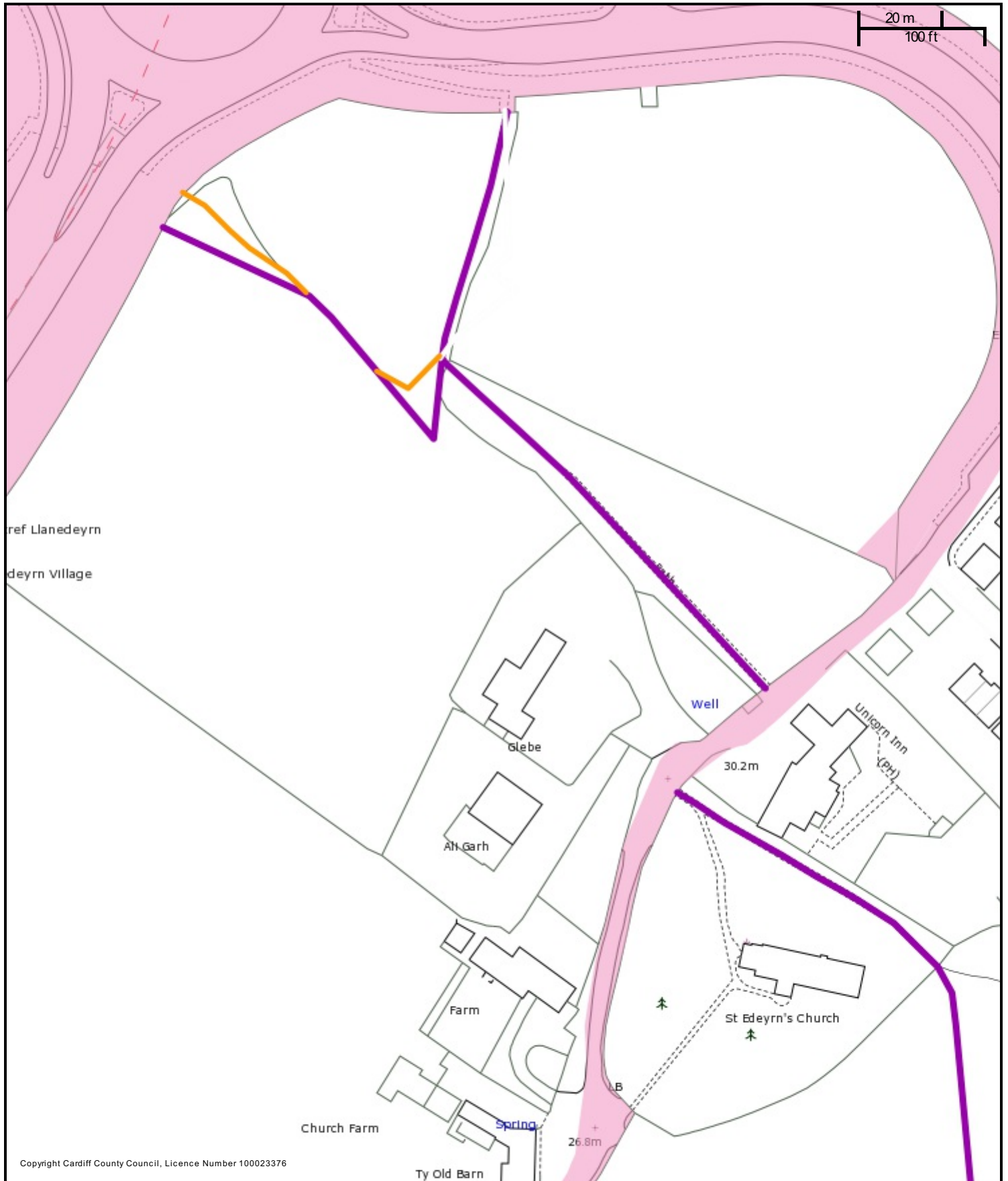
**NAME OF DIRECTOR: Andrew Gregory**

**Date**

*The following background papers have been taken into account*

- Application for Diversion Order
- Map of Site
- Signed Officer Decision Report





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Llanedeyrn No 9

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**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990:  
DIVERSION ORDER PROW Llanedeyrn 13**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Diversion Order applicable under Section 257 Town and Country Planning Act 1990 to retain existing public rights within new Development at Church Road.

**Background**

2. Bellway Homes are building a new housing estate existing PROW's are required to be diverted.

**Issues**

3. Public Rights of Way to be diverted onto a new road network to retain existing pedestrian rights.

**Local Member consultation (where appropriate)**

4. St Mellons members consulted - no objections received.

**Reason for Recommendations**

5. To retain existing Public Rights within the Development.

**Financial Implications**

6. None

**Legal Implications (including Equality Impact Assessment where appropriate)**

7. None

**HR Implications**

8. None

**RECOMMENDATIONS**

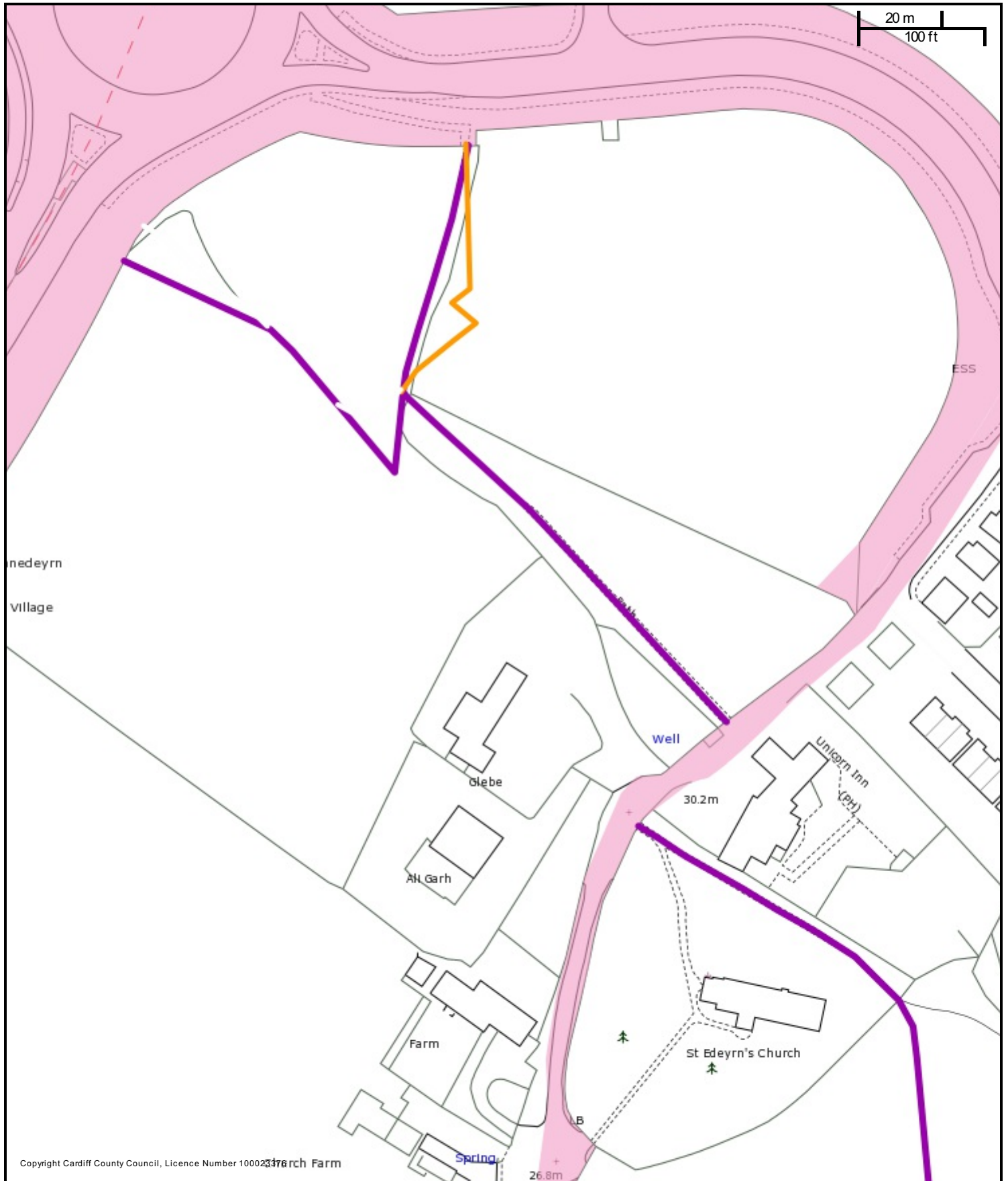
**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

**NAME OF DIRECTOR: Andrew Gregory**

**Date**

*The following background papers have been taken into account*

- Application for Diversion Order
- Map of Site
- Signed Officer Decision Report



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Cardiff CF10 4UW  
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**Llanedeyrn No 13 Diversion**

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CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 257 TOWN AND COUNTRY PLANNING ACT  
1990:DIVERSION ORDER PROW ST MELLONS 10**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Diversion Order applicable under Section 257 Town and Country Planning Act 1990 to retain existing public rights within new Development at Willowbrook West.

**Background**

2. Wates Developers are building a new housing estate at behest of the Council, and existing PROW's are required to be diverted.

**Issues**

3. Public Rights of Way to be diverted into new road network to retain existing pedestrian rights.

**Local Member consultation (where appropriate)**

4. Trowbridge members consulted - no objections received.

**Reason for Recommendations**

5. To retain existing Public Rights within the Development.

**Financial Implications**

6. None

**Legal Implications (including Equality Impact Assessment where appropriate)**

7.

**HR Implications**

8. None

**RECOMMENDATIONS**

**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

**NAME OF DIRECTOR Andrew Gregory**

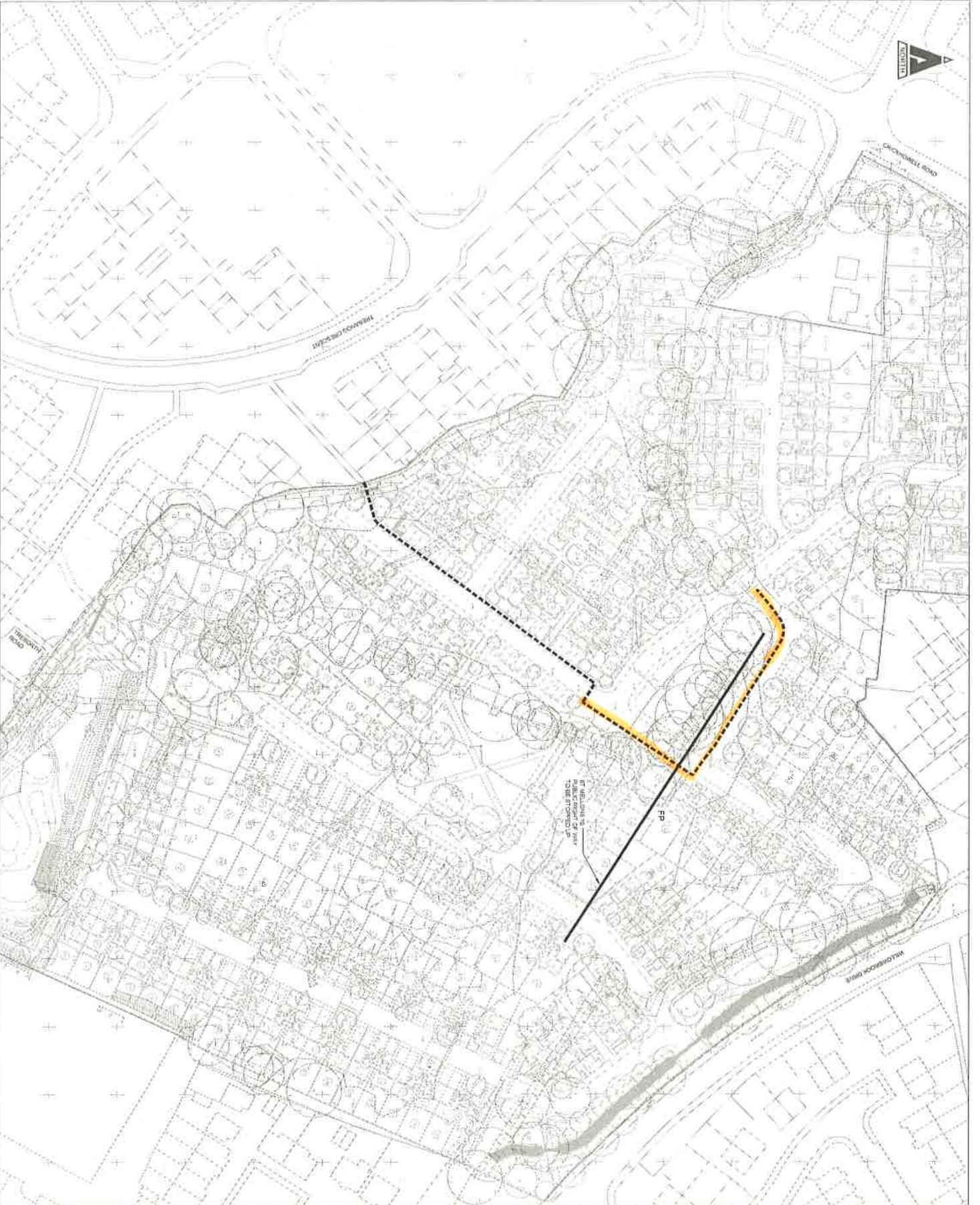
**Date**

*The following background papers have been taken into account*

Request for Diversion.

Site map.





CROSSLAND ROAD

TREVELYAN CLOSE

TREVELYAN ROAD

TREVELYAN ROAD

FP  
 IF USED AS A PUBLIC RIGHT OF WAY TO BE FORMED

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**KEY:**

- FP PROPOSED PUBLIC RIGHT OF WAY
- PROPOSED PUBLIC RIGHT OF WAY

Client	Wates
Project	ST MELLONS 10 WAY PUBLIC RIGHT OF WAY STOPPING UP PLAN
Drawn	AW/BN
Checked	23/11/14

Drawn  
**Wates**  
 CARDIFF HPP  
 WILLOWBROOK

Project  
**ST MELLONS 10 WAY PUBLIC RIGHT OF WAY STOPPING UP PLAN**

Drawn	AW/BN
Checked	23/11/14
Scale	1:500
Project	ST MELLONS 10 WAY PUBLIC RIGHT OF WAY STOPPING UP PLAN
Client	Wates

**CAMBRIA**  
 Constructive Thinking

Cam & Stuart  
 10 The Quadrant  
 Cardiff, Wales  
 CF10 1AT

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**CITY OF CARDIFF COUNCIL  
CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 257 TOWN AND COUNTRY PLANNING ACT  
1990:DIVERSION ORDER PROW ST MELLONS 11**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Diversion Order applicable under Section 257 Town and Country Planning Act 1990 to retain existing public rights within new Development at Willowbrook West.

**Background**

2. Wates Developers are building a new housing estate at behest of the Council, and existing PROW's are required to be diverted.

**Issues**

3. Public Rights of Way to be diverted into new road network to retain existing pedestrian rights.

**Local Member consultation (where appropriate)**

4. Trowbridge members consulted - no objections received.

**Reason for Recommendations**

5. To retain existing Public Rights within the Development.

**Financial Implications**

6. None

**Legal Implications (including Equality Impact Assessment where appropriate)**

7.

**HR Implications**

8. None

**RECOMMENDATIONS**

**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

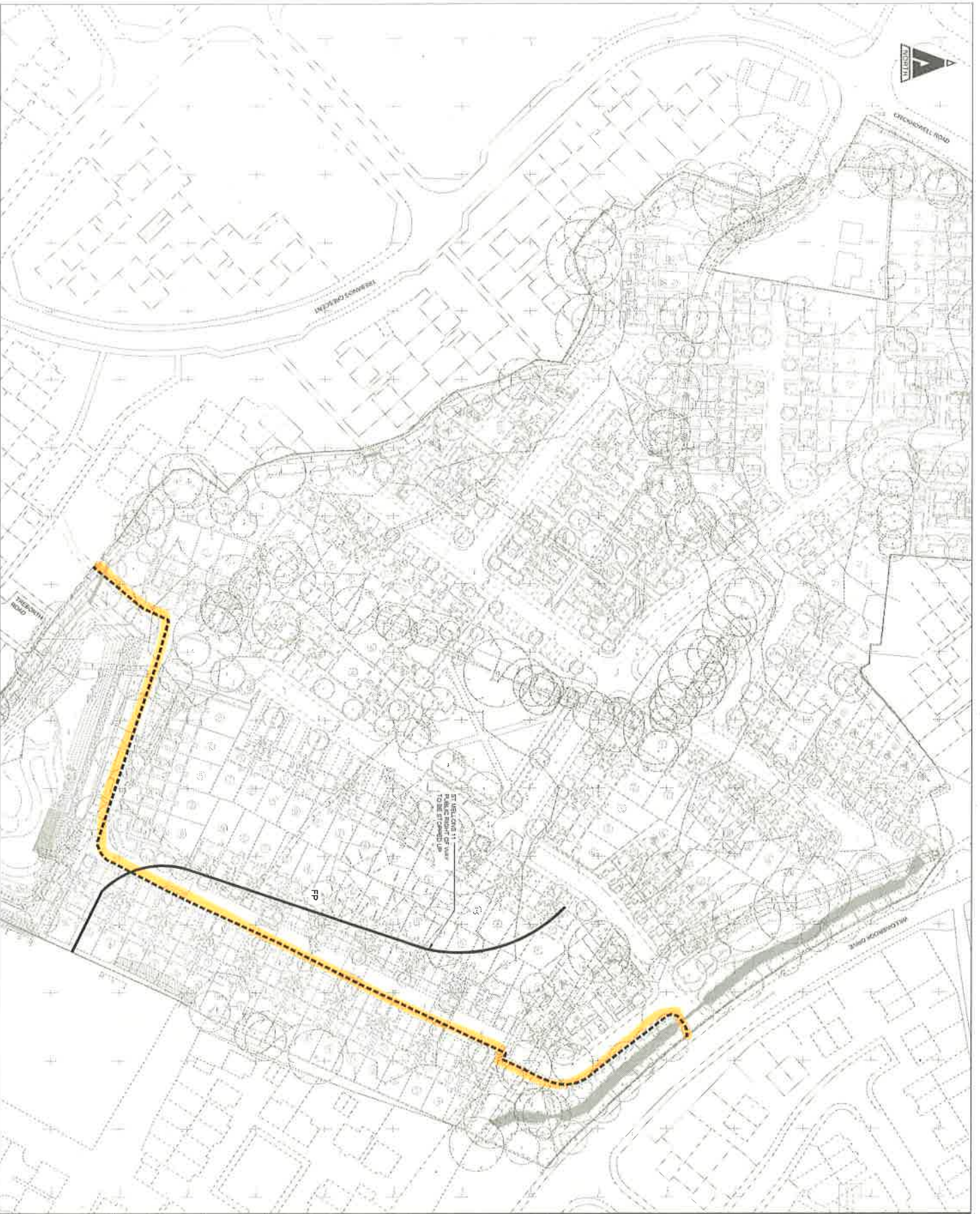
**NAME OF DIRECTOR Andrew Gregory**

**Date**

*The following background papers have been taken into account*

Request for Diversion.

Site map.



ST MELLONS 11  
PUBLIC RIGHT OF WAY  
TO BE STOPPED UP

FP

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**KEY:**

- FP FOOTPATH TO BE STOPPED UP
- UNDESIGNATED PUBLIC RIGHTS

P1	PRELIMINARY DESIGN QUANTITIES	REV	NO
		DATE	

**Wates**  
CARDIFF HPP  
WILLOWBROOK

ST MELLONS 11  
PUBLIC RIGHT OF WAY  
STOPPING UP PLAN

CC1583	CAM 00 00 GA C	421
PRELIMINARY	1:500	P1

**CAMBRIA**  
Constructive Thinking  
Civil & Structural Engineers  
18 Park St, PO Box 1000  
Cardiff, CF4 1TR

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**CITY OF CARDIFF COUNCIL  
CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 257 TOWN AND COUNTRY PLANNING ACT  
1990:DIVERSION ORDER PROW ST MELLONS 12**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Diversion Order applicable under Section 257 Town and Country Planning Act 1990 to retain existing public rights within new Development at Willowbrook West.

**Background**

2. Wates Developers are building a new housing estate at behest of the Council, and existing PROW's are required to be diverted.

**Issues**

3. Public Rights of Way to be diverted into new road network to retain existing pedestrian rights.

**Local Member consultation (where appropriate)**

4. Trowbridge members consulted - no objections received.

**Reason for Recommendations**

5. To retain existing Public Rights within the Development.

**Financial Implications**

6. **None**

**Legal Implications (including Equality Impact Assessment where appropriate)**

7.

**HR Implications**

8. None

**RECOMMENDATIONS**

**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

**NAME OF DIRECTOR Andrew Gregory**

**Date**

*The following background papers have been taken into account*

Request for Diversion.

Site map.





ST MELLONS 12  
PUBLIC RIGHT OF WAY  
STOPPING UP PLAN

FP

MILTONSOME DRIVE

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**KEY:**

FP FOOTPATH/ROW STOPPING UP

NEW DRAINAGE PIPES/POLES

P1	PRELIMINARY	1:500	P1
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23, WAT  
CARDIFF HPP  
WILLOWBROOK

ST MELLONS 12  
PUBLIC RIGHT OF WAY  
STOPPING UP PLAN

CC1583	CAM 00 00 GA C	422
PRELIMINARY	1:500	P1



Cam & Structural Engineers  
14 Kings St, Cardiff, SA1 1AP  
Cardiff, SA1 1AP  
033 2008 1111  
www.camandstructural.co.uk

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**CITY OF CARDIFF COUNCIL  
CYNGOR DINAS CAERDYDD**

**PLANNING COMMITTEE MEETING**

---

**TITLE SECTION 257 TOWN AND COUNTRY PLANNING ACT  
1990:DIVERSION ORDER PROW Radyr 41**

**REPORT OF DIRECTOR Andrew Gregory**

---

**PORTFOLIO:**

**Reason for this Report**

1. To request Legal Services progress a Diversion Order applicable under Section 257 Town and Country Planning Act 1990 to retain existing public rights within new Development at Heol Isaf .

**Background**

2. Redrow are building a new housing estate existing PROW's are required to be diverted.

**Issues**

3. Public Rights of Way to be diverted into new road network to retain existing pedestrian rights.

**Local Member consultation (where appropriate)**

4. Radyr members consulted - no objections received.

**Reason for Recommendations**

5. To retain existing Public Rights within the Development.

**Financial Implications**

6. None

**Legal Implications (including Equality Impact Assessment where appropriate)**

7.

**HR Implications**

8. None

**RECOMMENDATIONS**

**Instruct Legal Services to process a Section 257 Public Path Diversion Order.**

**NAME OF DIRECTOR Andrew Gregory**

**Date**

*The following background papers have been taken into account*

Request for Diversion.

Site map.

Application form.

PROW advice

## OFFICER DECISION REPORT

ADDRESSED TO...Andrew Gregory

PREPARED BY OR ON BEHALF OF...Rhod Morgan

The delegation to be exercised is in accordance with **Chief Officer(sub sec C)** of the Council Scheme of Delegations.

**TITLE OF REPORT : PRoW, Radyr No.41, Section 257 Town And Country Planning Act 1990, Radyr, Cardiff.**

### PROPOSAL:

The recommended decision is:

To request the Highway Authority instruct Legal Services to progress a Section 257 Diversion Order, Town and Country Planning Act 1990, to alter the line of the existing PROW, Radyr 41.

The reason for the recommended decision is:

To ensure the public pedestrian rights are retained within the new development by realigning the route of the PROW.

## 1 STATEMENT

This report complies with the following general delegation in accordance with the Executive Scheme of Delegations.

The Corporate Director, Chief Officer, Operational Manager, shall be authorised:-

1.1 To make any decisions relating to any matter within their area of responsibility, provided always that the decision is:

- a) within budget
- b) in accordance with the Council's policy framework
- c) in accordance with Council's Financial and Land Procedure Rules and Contracts Procedure Rules
- d) in accordance with their Service Area Business Plan

e) not a matter specifically reserved for Full Council, a Committee of the Council, the Executive or a Statutory Officer.

1.2 To take appropriate action, which is necessary, to ensure the efficient, equitable and effective delivery of services.

1.3 To exercise the following Delegations:-(PLEASE ENTER DETAILS OF SPECIFIC DELEGATION OR DELETE AS APPROPRIATE)

## **2 BACKGROUND**

Redrow are undertaking a housing development which necessitates the realignment of existing PROW's to preserve the public's pedestrian rights.

## **3 ISSUES**

The PROW's can only be realigned using the legal process of Section 257 Town and Country Planning Act 1990.

## **4 RESOURCE REQUIREMENTS**

Redrow have agreed to the £4 000 administrative fee to process the Order and mandatory advertisement.

## **5 AUTHOR GUIDANCE ON CORPORATE ADVICE**

### **a. Financial Issues**

Formal Corporate Financial Advice required? -

**No**

**There are no issues in this report which require formal Financial advice, the report may proceed accordingly**

b. Legal Issues

Formal Corporate Legal Advice required? -

No

**There are no issues in this report which require formal Legal advice, the report may proceed accordingly**

c. HR Issues

Does this report require HR Advice? --No

6 CONSULTATION REQUIREMENT

Radyr Ward Members were consulted and no objections received.

7 CONSULTATION EXERCISE AND OUTCOME

Statutory Consultation undertaken and no objections received.

8 FORMAL CORPORATE ADVICE (to be completed by the Process Support Team)

The following advice has been sought on the proposal

a. Formal Financial Advice

**Advice NOT to be sought in accordance with instructions as given in paragraph 5a.**

*(Please delete as appropriate)*

Responding officer:

Date given:

**b. Formal Legal Advice**

**Advice NOT to be sought in accordance with instructions as given in paragraph 5b.**

*(Please delete as appropriate)*

Responding officer:

Date given:

**BACKGROUND PAPERS**

- Application for Diversion.
- Developer plan of Diversion.
- Council Mapping system plan of Diversion.
- PROW Advice.

*I agree the report and submit it for formal approval of the recommendation/s*

Name: Andrew Gregory

Signature:  .....

Designation: .....

Report Reference: 80257

Report date: 23rd March 2017





**City of Cardiff Council**  
**Cyngor Dinas Caerdydd**



**CHIEF EXECUTIVE**  
 Paul Orders  
 County Hall  
 Atlantic Wharf  
 Cardiff CF10 4UW  
 Tel: 029 20872000

**Ready 4! Diverston**  
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**Ordnance Survey 100023376 (2014).**





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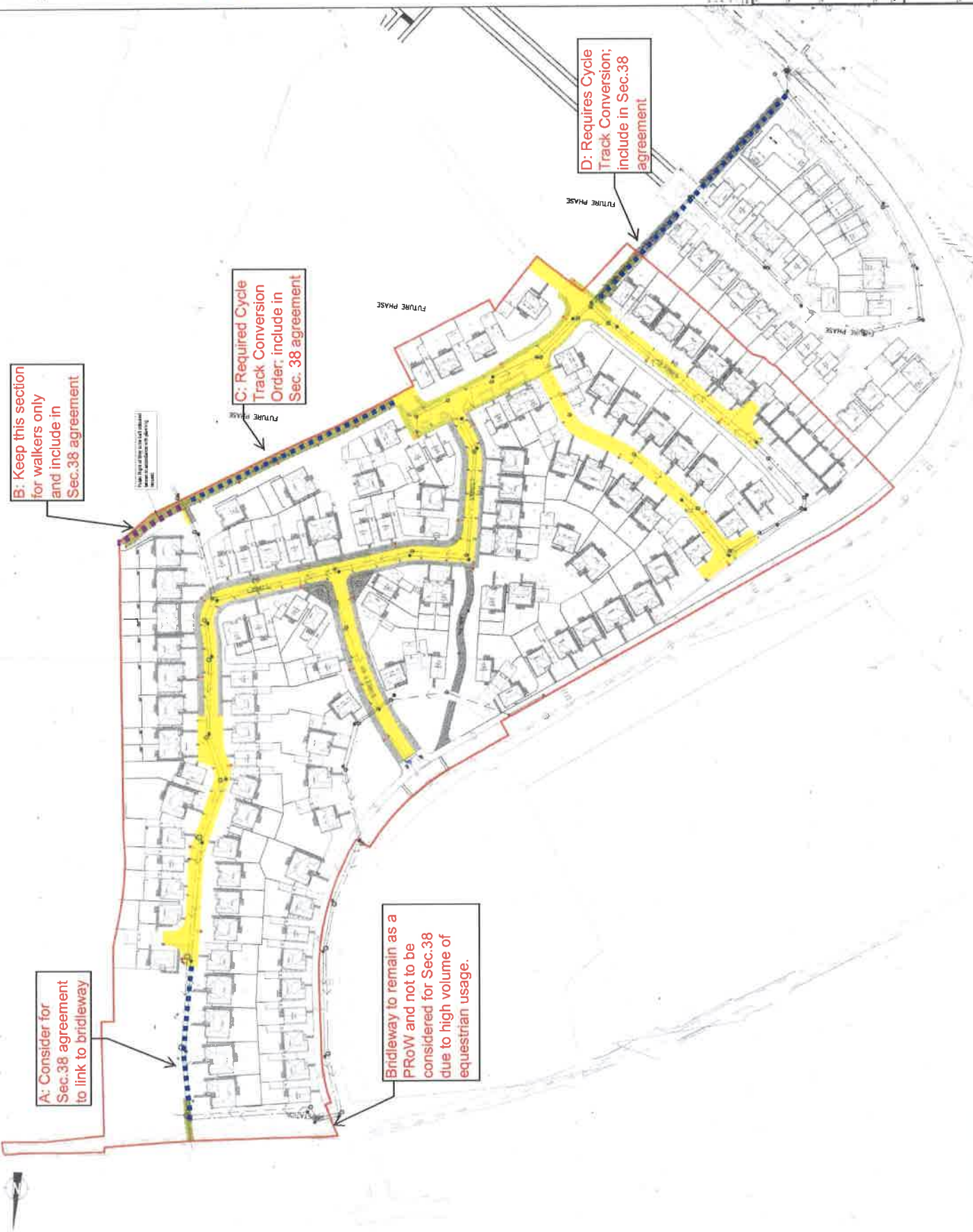
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A: Consider for Sec.38 agreement to link to bridleway

B: Keep this section for walkers only and include in Sec.38 agreement

C: Required Cycle Track Conversion Order; include in Sec. 38 agreement

D: Requires Cycle Track Conversion; include in Sec.38 agreement

Redrow Homes  
 Phase Dwr  
 Section 38 Agreement  
 1:500 @ A0  
 16.03.2015  
 vectos  
 162333/C/S38  
 D



**CARDIFF COUNTY COUNCIL**

**STOPPING UP OR DIVERSION OF PUBLIC PATHS**

**SECTION 257 TOWN AND COUNTRY PLANNING ACT 1990**

**For Council use only**  
**File Ref:**  
**Date acknowledged:**

**IMPORTANT**

No authority for the stopping up of a highway is conferred unless and until the stopping up or diversion Order has been made and notice of its making has been published. Any preliminary obstruction of or interference with the highway concerned may make it impossible to proceed with the making of an Order under this legislation.

1.	Is the diversion applied for within the area of a Community Council?  Radyr and Morganstown Community Council	
2.	What development necessitates the stopping up or diversion applied for?  Residential development	
3.	Date of planning permission and application number 23/12/2016 - 16/02016/MJR	
NOTE:	A case justifying the proposed stopping up or diversion should accompany this application either in the form of an Appendix hereto or incorporated in a covering letter	
4.	Highway(s) to be stopped up or diverted:	
	(a)	Type: Bridleway/Footpath and (b) Name or No. (if any)  Footpath - Parish Number: Radyr No. 41
	(c)	Length(s) in yards of section(s) to be stopped up or diverted Full length of PROW to be stopped up, approximately 450 yards. Once development is completed PROW to be permanently diverted.

4.TIW.HO.PC.869	Issue 1	Date 02/07	Process Owner: Chief Highways and Waste Management Officer	Authorisation: Chief Highways and Waste Management Officer	Page 1 of 4
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	(d)	<p>Description in length(s) to be stopped up or diverted by reference to terminal points</p> <p>Full length of PROW to be stopped up, approximately 450 yards, located off of the A4119 extending up to Heol Isaf. Once completed a new footpath will intersect the existing PROW providing a diversion around 4 houses before continuing on its existing route (See 162333_1901 PROW Diversion).</p> <p>(The path to be stopped up or diverted should be shown by way of a bold black line with the letter FP or BR denoting footpath or bridleway respectively written alongside. Where substitute footpaths or bridleways are to be provided they should be shown by way of a bold black dotted line).</p>
	(e)	<p>Who owns the land on either side of all the highway(s) to be stopped up or diverted?</p> <p>Redrow Homes</p>
	(f)	<p>Please confirm that the consent of every person having an interest in the land to be developed whether adjoining or under the highway to be stopped up necessary to enable the development to be carried out has been obtained or give particulars of any consents still required to be obtained.</p> <p>Yes, owned by Redrow Homes</p>
5.	Substitute Highway(s) to be provided (if any)	
	(a)	<p>Bridleway/Footpath(s)</p> <p>An alternative route is available South Easterly via the A4119 which joins onto Heol Isaf, shown on 162333_1901 PROW Diversion</p>
	(b)	<p>Has the highway authority been asked to accept responsibility for maintenance of the highway(s)</p> <p>YES/NO</p> <p>PROW to be adopted under S38 agreement, yet to be entered into.</p> <p>(if the answer is yes a copy of any relevant letter should be submitted)</p>
	(c)	<p>Who owns the land to be dedicated as new highway(s)?</p> <p>Redrow Homes</p>

	(d)	<p>If the applicant will not own or control the land to be dedicated has the consent of the landowner(s) to the proposed dedication been obtained?</p> <p>YES/NO</p>
--	-----	--

4.TIW.HO.PC.869	Issue 1	Date 02/07	Process Owner: Chief Highways and Waste Management Officer	Authorisation: Chief Highways and Waste Management Officer	Page 3 of 4
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6.	On what date is the development or road works affecting the highway(s) expected to begin? It should be noted that the minimum period which should be allowed for the making of an Order is four months TBC		
7.	Substitute Highway(s) to be improved (if any)		
	(a)	Type footpath	
	(b)	Name or No. Parish Number: Radyr No. 41	
	(c)	Length to be improved Full length of PROW to be (approx. 450 yards)	
	(d)	Description of improvement  To be upgraded to a shared footpath/cycleway	
8.	(a)	Name(s) of Developer (including full Christian names, or name of all partners if a private firm) Redrow Homes	
	(b)	Address (Business or Private) Redrow Homes Limited Redrow House Copse Walk, Cardiff Gate Business Park, Pontprennau Cardiff, CF23 8RH	(c) If a limited company, address of Registered Office Redrow plc Redrow House St. David's Park Ewloe Flintshire CH5 3RX
9.	Names of Public Utilities in area (please state whether or not their apparatus is likely to be affected)		
	(a) None shown	Gas Board	
	(b) None shown	Electricity Board	
	(c) None shown	Water Board	



	(d)	Telephone Area	
10.	Scale of plans accompanying this Form (plans should be of a scale not less 1/2500 and should form an extract from the ordnance survey sheet. Plans should show the scale, sheet number or OS grid reference and a north point).		
11.	If form completed by Agent		(a) Name of Agent Keith Mortimer Vectos
	(b)	Profession Engineering	(c) Address 10th Floor Belmont House, Churchill Way, Cardiff, CF10 2HE

4.TIW.HO.PC.869	Issue 1	Date 02/07	Process Owner: Chief Highways and Waste Management Officer	Authorisation: Chief Highways and Waste Management Officer	Page 5 of 4
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## DECLARATION

I/We declare that a highway(s) and private means of access/to be stopped up is/are in no way obstructed and that it/they are fully available for use and I/We undertaken that it/they shall in no way, be obstructed before the Order comes into operation, i.e. until the substitute highway is completed and available for public use.

I/We apply for the stopping up/diversion of the highway(s)/ and private means of access/described above.

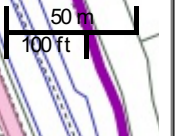
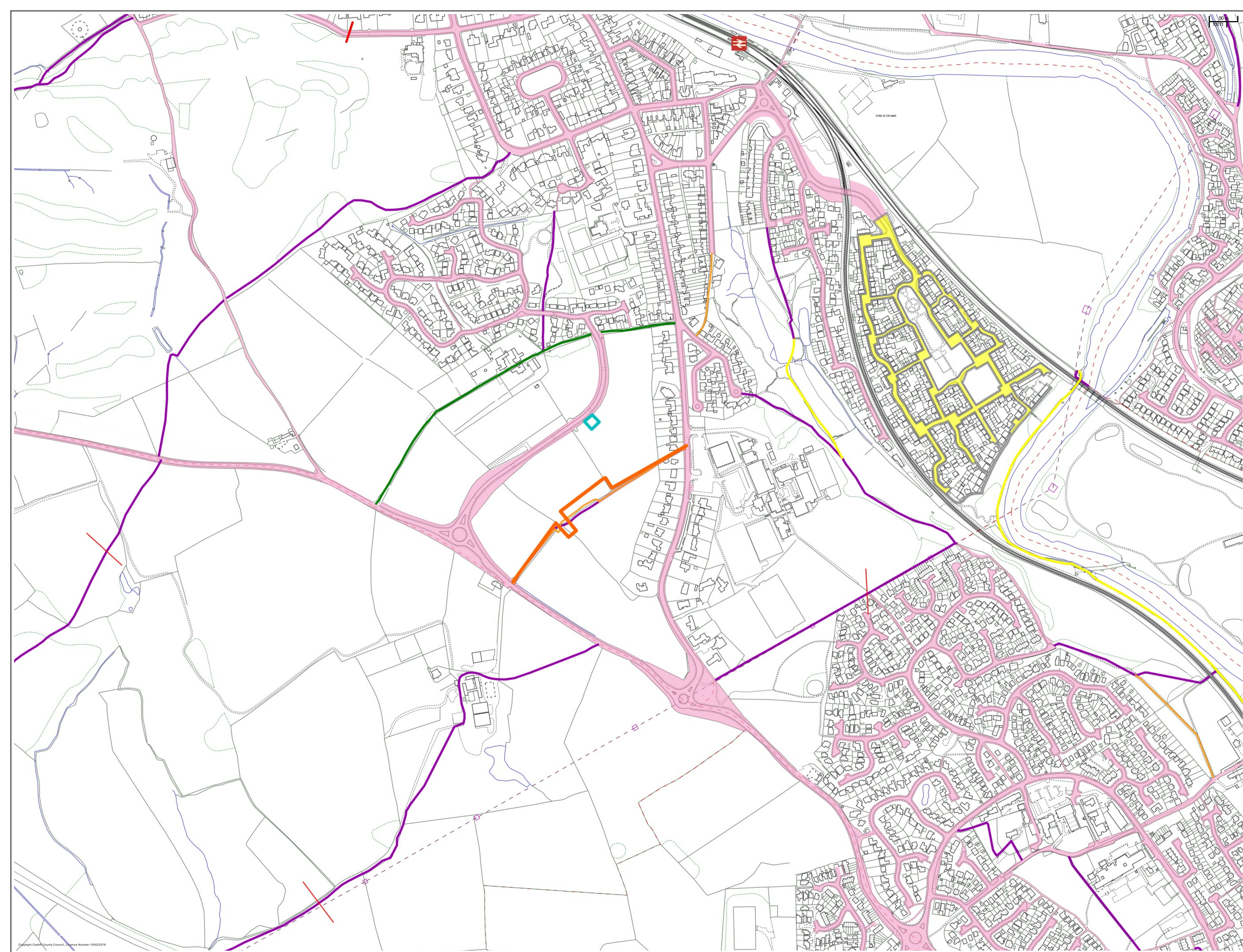
I/We declare that to the best of my/our knowledge and belief all the particulars given are true and accurate.

To pay the Councils reasonable costs for making the order and advertising the legal notices in a local newspaper. (Please note that advertisement costs alone are currently in the region of £1800 for the two notices required).

Signed ..... K.Mortimer ..... Dated ..... 09 / 02 / 2016 .....

\*Note: Fees are in respect of an order to divert/extinguish one path. Further advice can be given by the appropriate officer.

4.TIW.HO.PC.869	Issue 1	Date 02/07	Process Owner: Chief Highways and Waste Management Officer	Authorisation: Chief Highways and Waste Management Officer	Page 6 of 4
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City of Cardiff Council  
Cyngor Dinas Caerdydd



CHIEF EXECUTIVE  
Paul Orders  
County Hall  
Atlantic Wharf  
Cardiff CF10 4UW  
Tel: 029 20872000

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COMMITTEE DATE: 12/04/2017

APPLICATION No. **17/00164/DCH** APPLICATION DATE: 16/02/2017

ED: **CYNCOED**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr & Mrs Hudson

LOCATION: 59 HAMPTON CRESCENT EAST, CYNCOED, CARDIFF, CF23  
6RG

PROPOSAL: NEW SINGLE STOREY REAR EXTENSION, INCREASE OF  
AN EXISTING DORMER AND INCLUSION OF NEW  
INTERNAL STAIRCASE

**RECOMMENDATION 1** : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
  - Drawing Identifier 468\_100 revision B
  - Drawing Identifier 468\_101 revision B
  - Drawing Identifier 468\_110 revision C
  - Drawing Identifier 468\_111 revision C

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The materials to be used in the construction of the external surfaces of the single storey rear extension and rear dormer roof extension hereby permitted shall accord with those specified in Drawing Identifier 468\_111 revision C.

Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

**RECOMMENDATION 2:** That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

## **1. DESCRIPTION OF THE SITE**

- 1.1 The application site is a semi-detached bungalow located in Hampton Crescent East in Cyncoed.
- 1.2 The site comprises a large hardstanding area at the front and side of the property, a detached garage to the side, and an enclosed rear garden.
- 1.3 Corpus Christie High School adjoins the rear (north-west) boundary of the site.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1 Planning permission is sought for a single storey rear extension and rear dormer roof extension.
- 2.2 The proposed flat roofed extension will project 1 metre off the rear wall of the existing dwelling and will measure 6.7 metres wide and 2.7 metres maximum height. The proposed extension will be sited next to an existing extension on the adjoining property at No. 57 Hampton Crescent East and will be set off the common boundary with No. 61 by 2.6 metres. The extension will be finished in painted render to match the existing dwelling.
- 2.3 The proposed dormer roof extension will replace an existing smaller dormer on the rear elevation of the property. The flat roof dormer will measure 3.9 metres wide, 3.8 metres in depth and 2.3 metres in height. The dormer extension will include a Juliet balcony in its rear (north-east) elevation and will be finished in painted render.

## **3. PLANNING HISTORY**

- 3.1 None

## **4. POLICY FRAMEWORK**

- 4.1 National Planning Policy
  - Planning Policy Wales (8<sup>th</sup> Ed, 2015)
  - Technical Advice Note 12: Design (July 2014)
- 4.2 Cardiff Local Development Plan 2006-2026
  - Policy KP5 (Good Quality and Sustainable Design)
- 4.3 Supplementary Planning Guidance
  - Policy KP5 (Good Quality and Sustainable Design)

*NB. The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies KP5/T5/EN8/EN13/W2 and guidance in Planning Policy Wales and are afforded significant weight*

## **5. INTERNAL CONSULTEE RESPONSES**

5.1 None

## **6. EXTERNAL CONSULTEE RESPONSES**

6.1 None

## **7. REPRESENTATIONS**

7.1 A total of four neighbouring occupiers were notified of the application and no representations were received.

## **8. ANALYSIS**

### **8.1 Introduction**

8.1.1 The principle matters for consideration are:

- The effect of the proposal on the character and appearance of the area and on the character of the original dwelling.
- The impact of the development on the amenities of the neighbouring occupiers.

### **8.2 Impact Upon the Character of the Area**

8.2.1 Given the modest size of the single storey extension and its siting on the rear elevation of the dwelling the rear extension is considered acceptable in regards to its scale and design and will provide a subservient addition to the dwelling and will not prejudice the general character of the area.

8.2.2 The proposed dormer will be setdown from the ridge, setup from the external wall and set in from the side elevation of the property. Accordingly, it is considered that the proposed dormer is acceptable in regards to its scale and design and will provide a subservient addition to the dwellinghouse.

### **8.3 Amenity of Neighbouring Occupiers**

8.3.1 Given that the proposed extension will be sited next to an existing extension on the adjacent property at No 57 Hampton Crescent East and will be set off the boundary with 61 Hampton Crescent East it is considered that the proposed extension would not be overbearing or generally un-neighbourly which would justify concern to the Local Planning Authority.

8.3.2 It is not considered that the proposal would prejudice the privacy of the neighbours

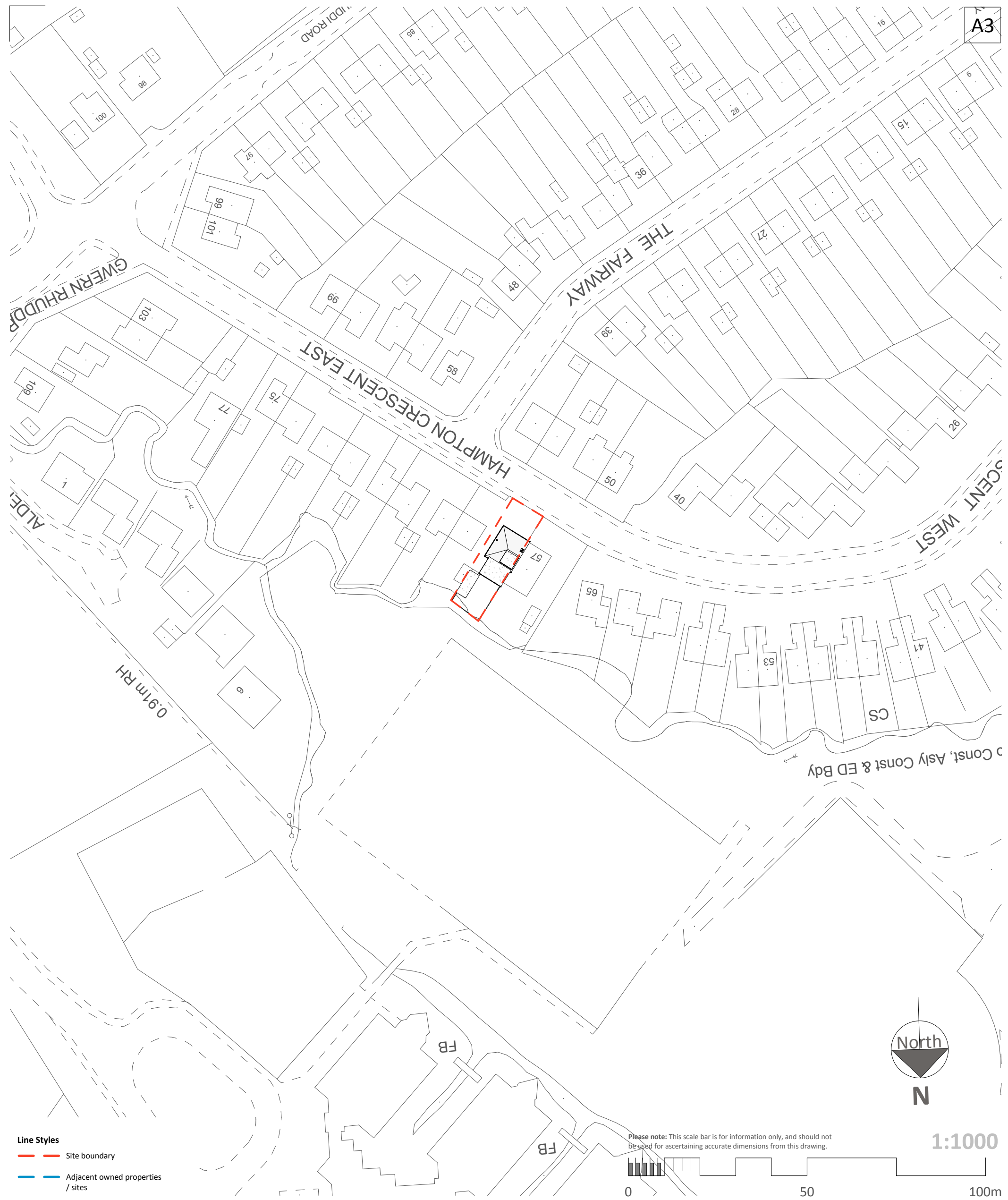
#### **8.4 Additional Matters**

8.4.1 The proposal will not impact on the existing parking arrangements at the site.

#### **8.5 Conclusion**

8.5.1 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.





**Line Styles**  
--- Site boundary  
--- Adjacent owned properties / sites

Please note: This scale bar is for information only, and should not be used for ascertaining accurate dimensions from this drawing.  
 0 50 100m  
**1:1000**

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Rev	Description / By / Chk'd / App'd	Date
A	Updated and issued for consideration under planning application	25.01.217

Purpose of Issue	Status
For Planning	

Scale @ A3	Drawn	Checked	Approved
As indicated	JD	CT	JD
Client			
Mr & Mrs Hudson			
Project			
59 Hampton Crescent, Cardiff			
Drawing			
Typical Location Plan			
Project No.		Date	
Residential_468		28.09.16	
Drawing Identifier			revision
468_01			A

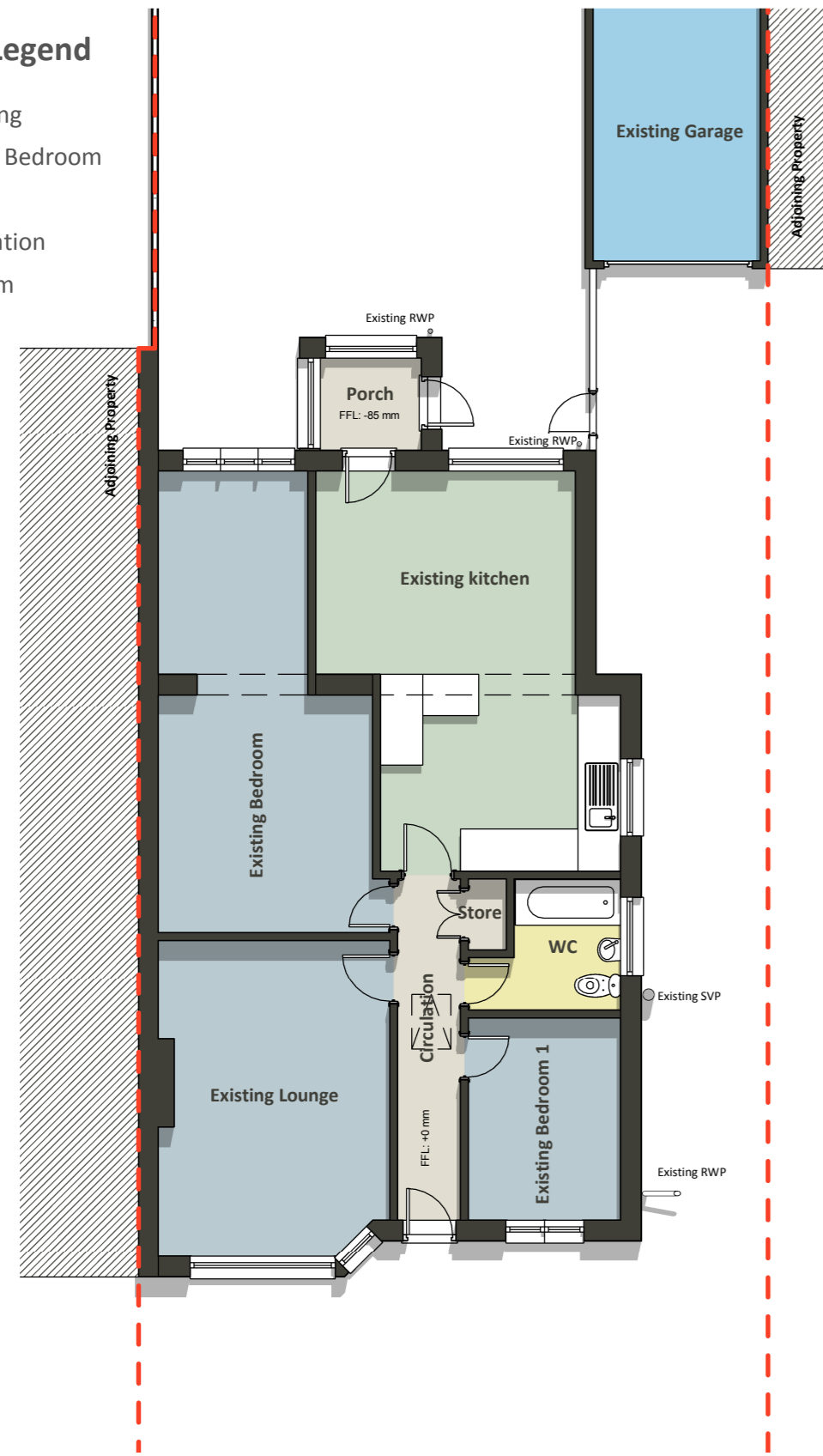
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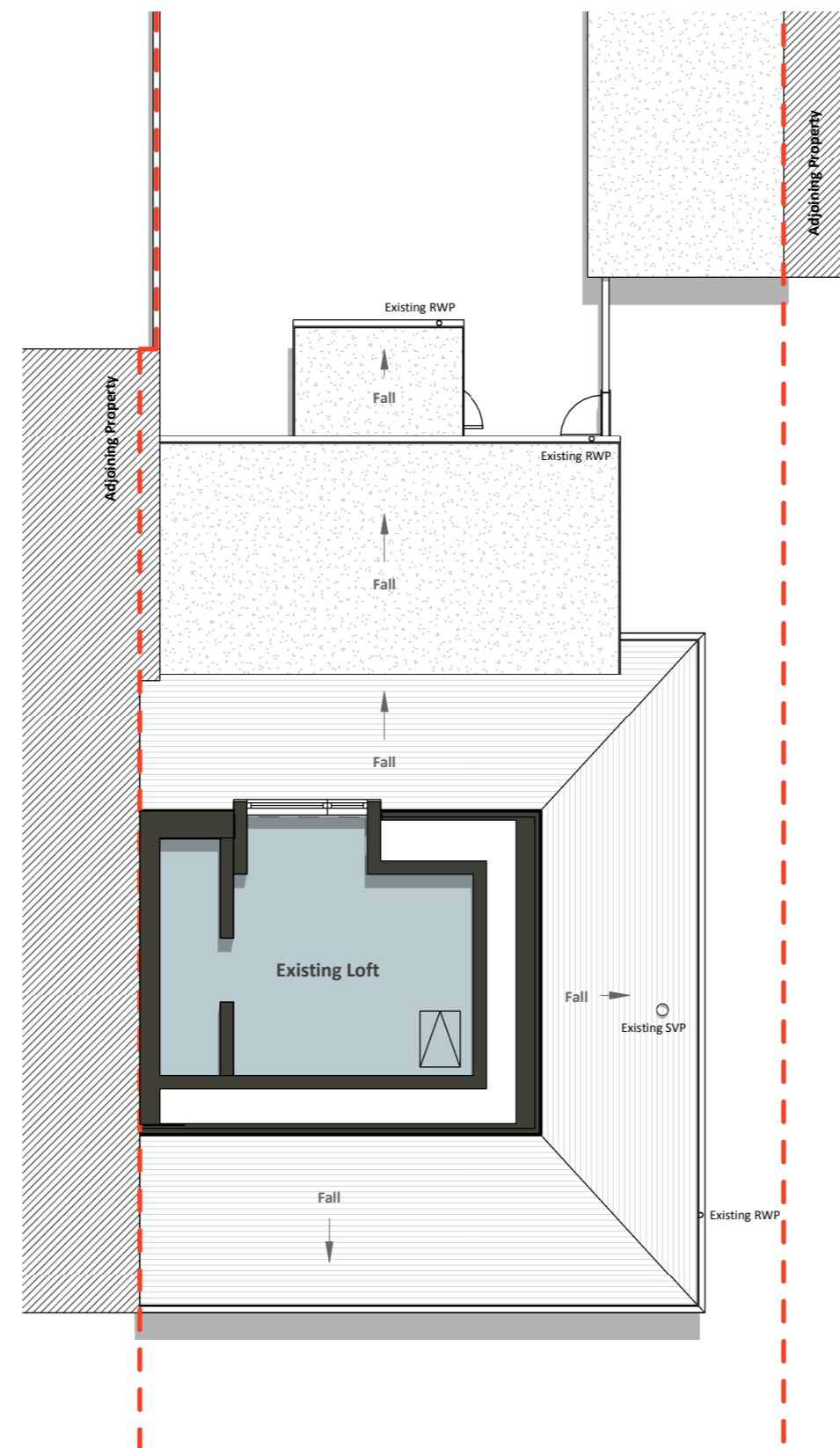
enquiries@dpsarchitecture.co.uk  
 Cardiff: 02922 331089  
 The Vale: 01446 728199  
 Mobile: 07850 856801  
 www.dpsarchitecture.co.uk

Room Type Legend

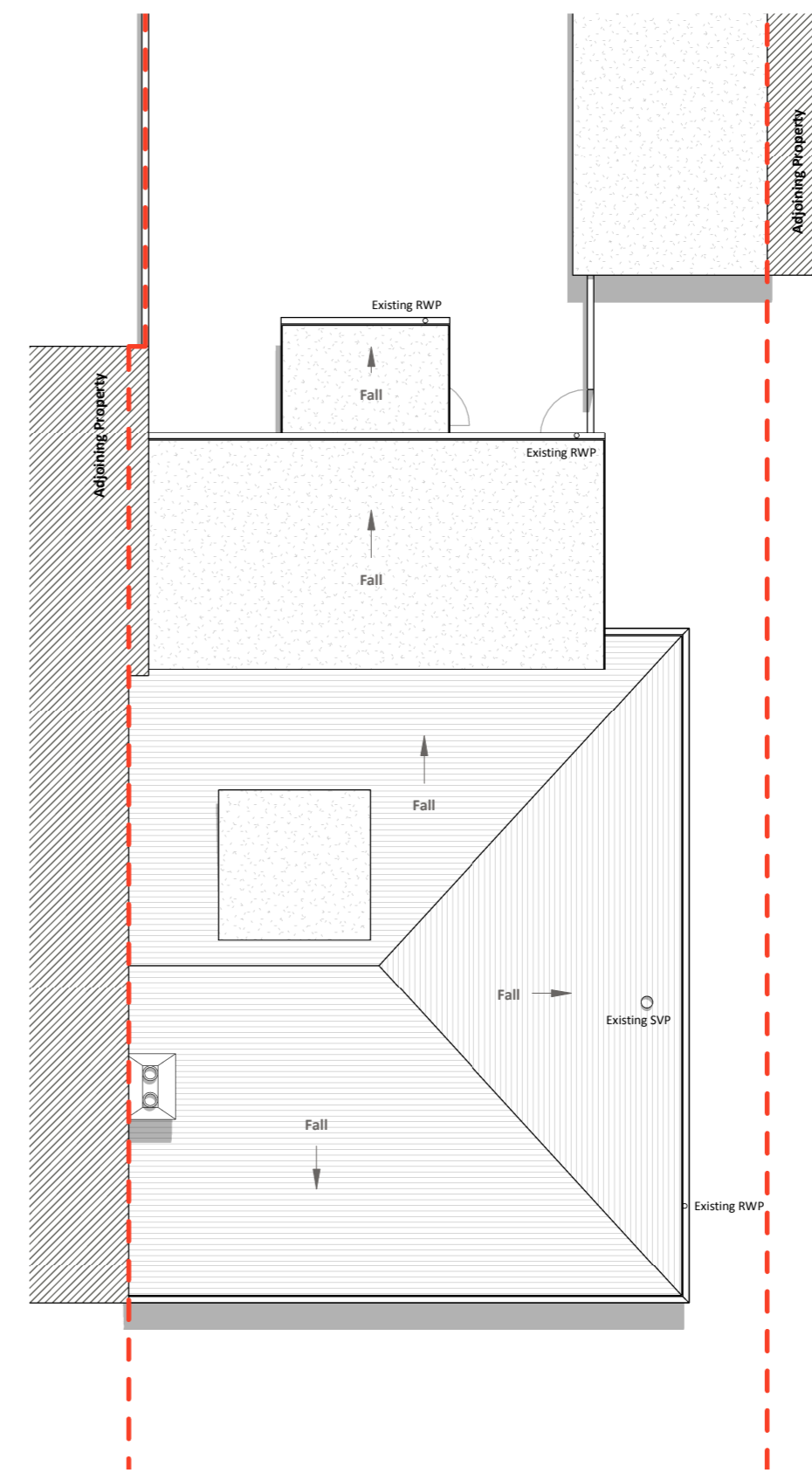
- Kitchen / Dining
- Living Room / Bedroom
- Other
- Store / Circulation
- WC / Wetroom



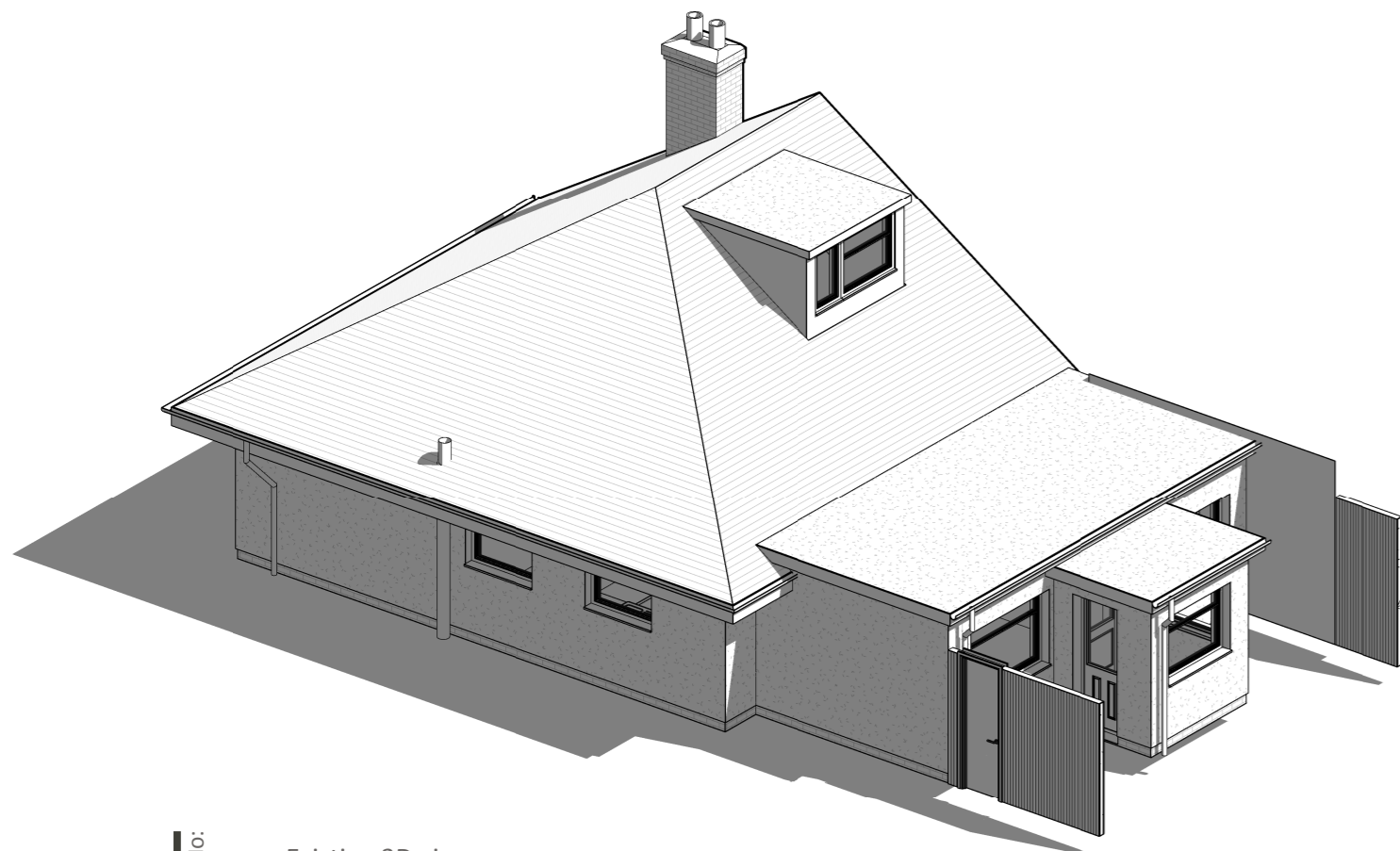
View No: 1  
**G00\_Ground Floor\_Existing**  
 Scale: 1 : 100



View No: 2  
**U01\_First Floor\_Existing**  
 Scale: 1 : 100



View No: 3  
**R00\_Roof Level\_Existing**  
 Scale: 1 : 100



View No: 4  
**Existing 3D view**  
 Scale:

Hatch Styles -Existing / new elements

- New walls
- Existing / retained walls
- Areas of demolition / renovation
- Areas of new-build

Line Styles

- Site boundary
- Adjacent owned properties / sites

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General -Dimensions & Annotation

- DIM** All dimensions are 'nominal' design intent only, and should be confirmed onsite for accuracy prior to construction
- D. --** Door Number
- W. --** Window Number
- RWP** Rain water pipe
- SVP** Soil & vent pipe
- Areas of high moisture**
- FFL: ###mm** Finished floor level. (level is relative to floor view)

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Rev	Description / By / Chk'd / App'd	Date
A	First issue for client discussion	11.10.2016
B	Updated and issued for consideration under planning application	25.01.217

Purpose of Issue Status

**For Planning**

Client  
**Mr & Mrs Hudson**

Project  
**59 Hampton Crescent, Cardiff**

Drawing  
**Existing General Arrangement Plans**

Scale @ A2	Drawn	Checked	Approved
1 : 100	MB	CT	JD

Project No.	Date
<b>Residential_468</b>	<b>28.09.16</b>

Drawing Identifier	revision
<b>468_100</b>	<b>B</b>

**Duggan:Pring:Scott**  
**Architecture Ltd.**

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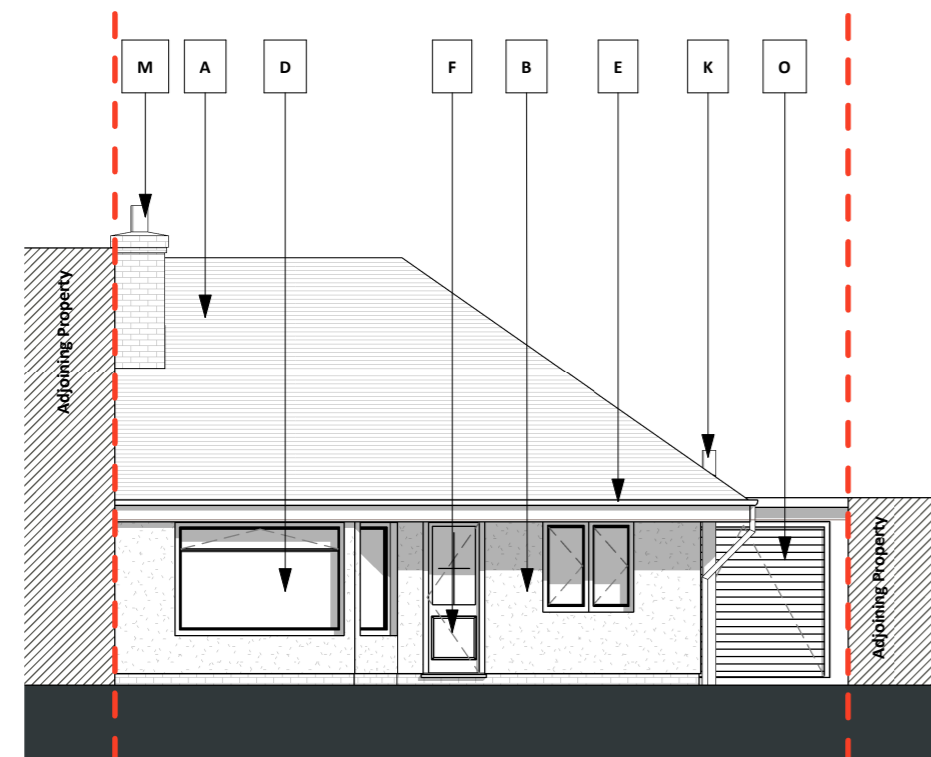
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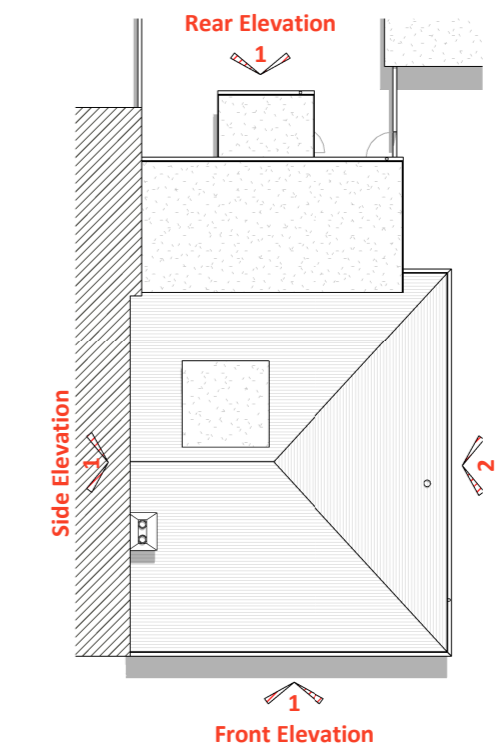
Rev	Description / By / Chk'd / App'd	Date
A	First issue for client discussion	11.10.2016
B	Updated and issued for consideration under planning application	25.01.2017



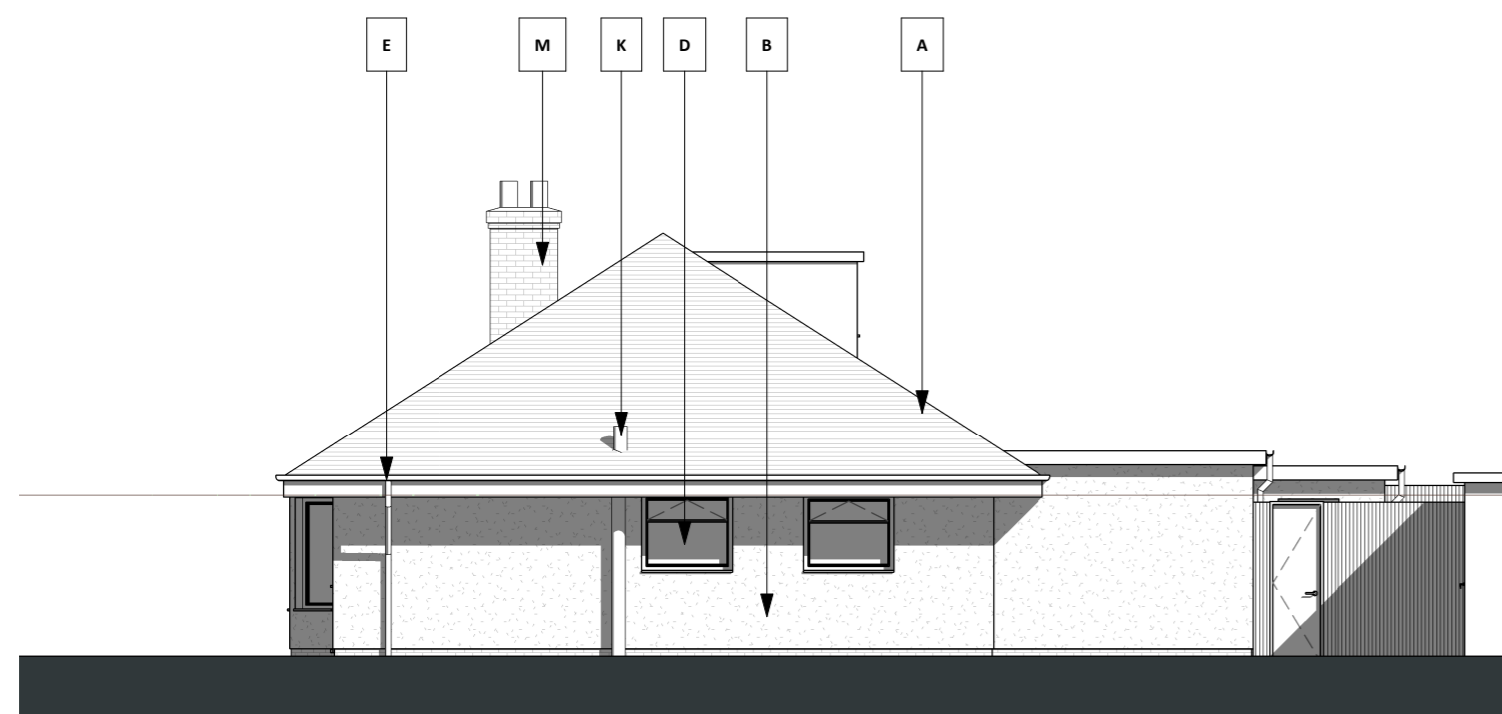
View No: 1  
Front Elevation  
Scale: 1 : 100



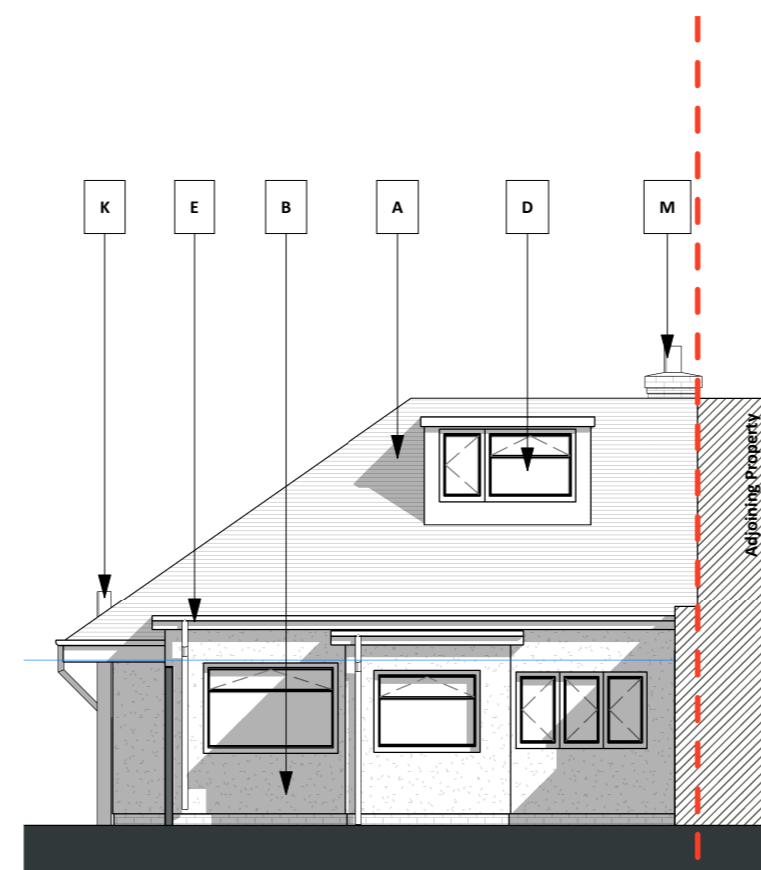
View No: 2  
Side Elevation 1  
Scale: 1 : 100



View No: 5  
Existing Elevation location Plan  
Scale: 1 : 200



View No: 3  
Side Elevation 2  
Scale: 1 : 100



View No: 4  
Rear Elevation  
Scale: 1 : 100

**Material Key**

- A Tiled Roof
- B Coloured Render
- C Masonry Brickwork
- D PVC Window/Glazing
- E Rainwater Goods
- F PVC Door
- G Timber Door
- H Concrete Canopy
- J Timber Decking
- K SVP
- L Roof Light
- M Chimney Flue
- N Vertical Tiling
- O Metal Garage Door

Purpose of Issue: **For Planning** Status: \_\_\_\_\_

Client: **Mr & Mrs Hudson**

Project: **59 Hampton Crescent, Cardiff**

Drawing: **Existing General Arrangement Elevations**

Scale @ A2: **As indicated** Drawn: **MB** Checked: **CT** Approved: **JD**

Project No.: **Residential\_468** Date: **28.09.16**

Drawing Identifier: **468\_101** revision: **B**



Existing Front Elevation Image 1



Existing Rear Elevation Image 1

**Hatch Styles -Existing / new elements**

- New walls
- Existing / retained walls
- Areas of demolition / renovation
- Areas of new-build

**Line Styles**

- Site boundary
- Adjacent owned properties / sites

**General -Dimensions & Annotation**

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- D, -- Door Number  
W, -- Window Number  
RWP Rain water pipe  
SVP Soil & vent pipe
- Areas of high moisture
- FFL: ##### Finished floor level. (level is relative to floor view)

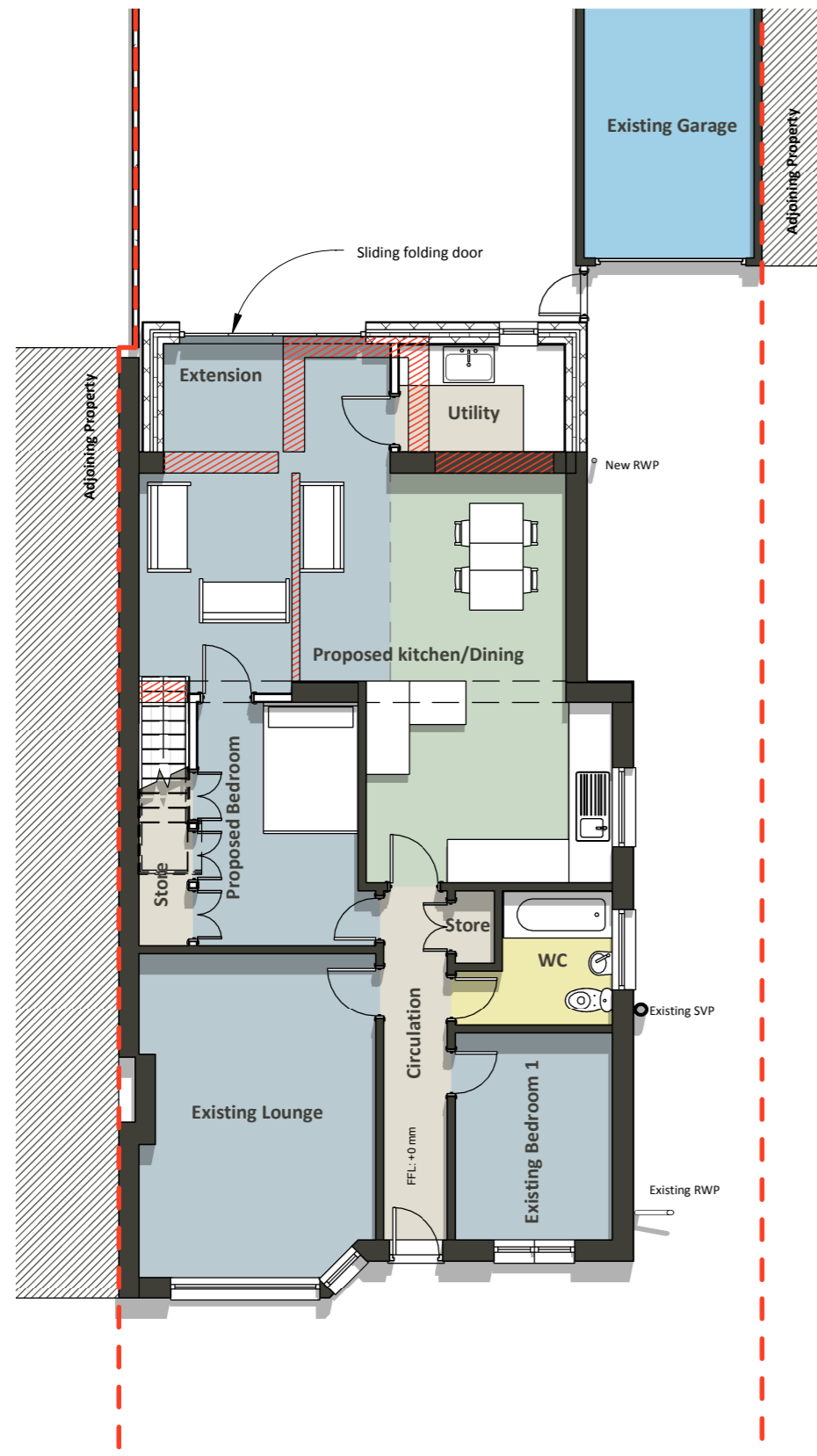
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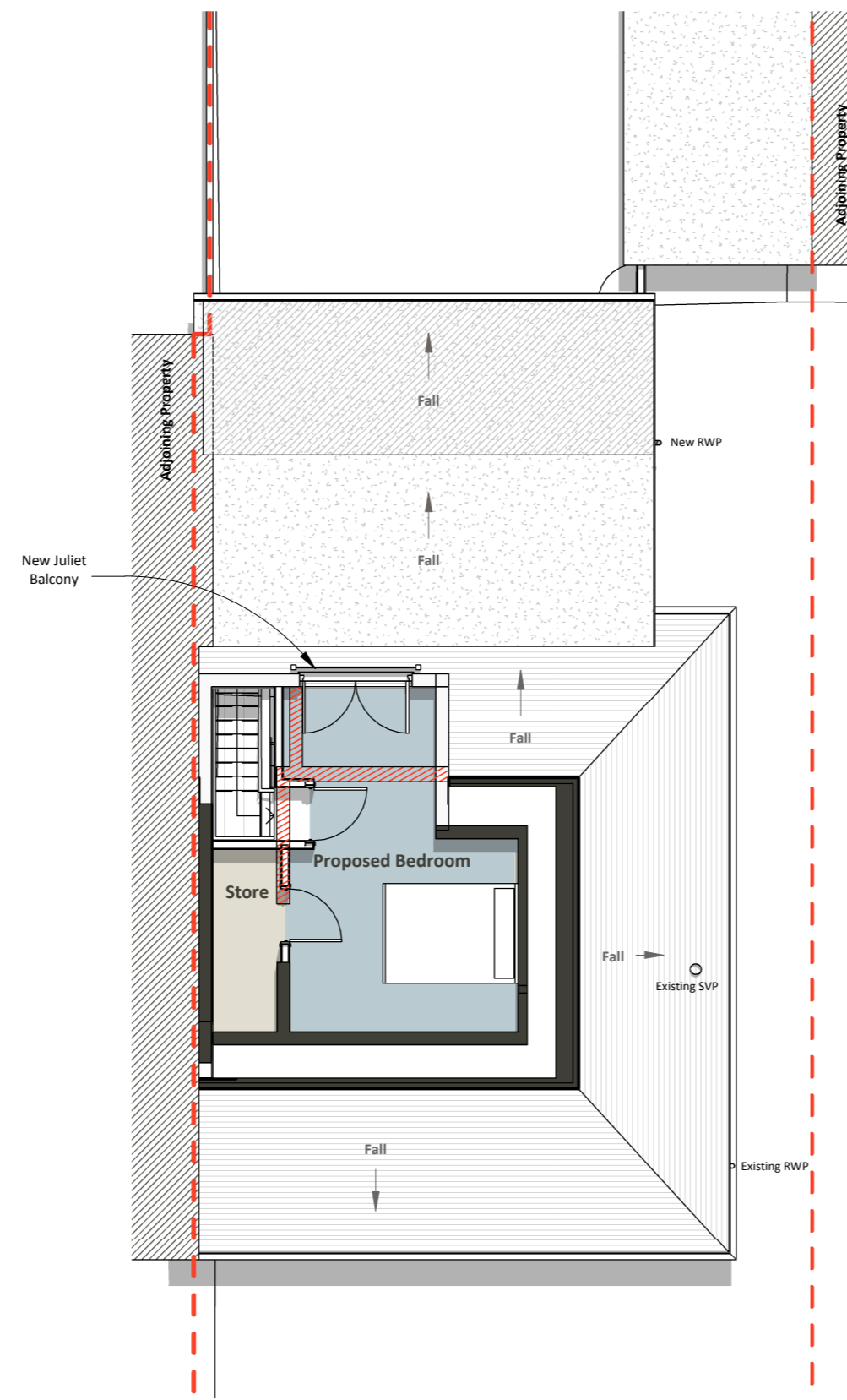
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enquiries@dpsarchitecture.co.uk  
Cardiff: 02922 311089  
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Room Type Legend

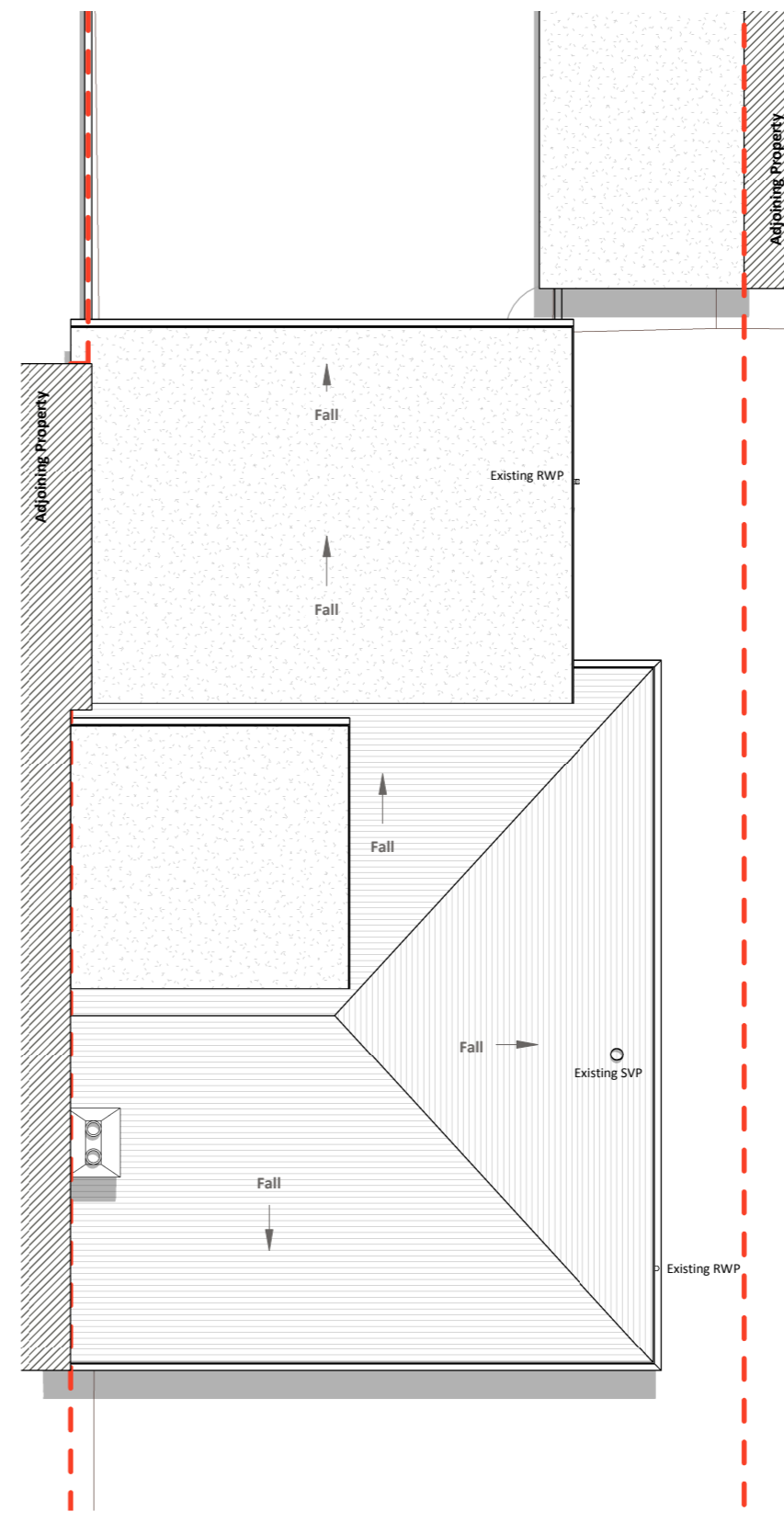
- Kitchen / Dining
- Living Room / Bedroom
- Other
- Store / Circulation
- WC / Wetroom



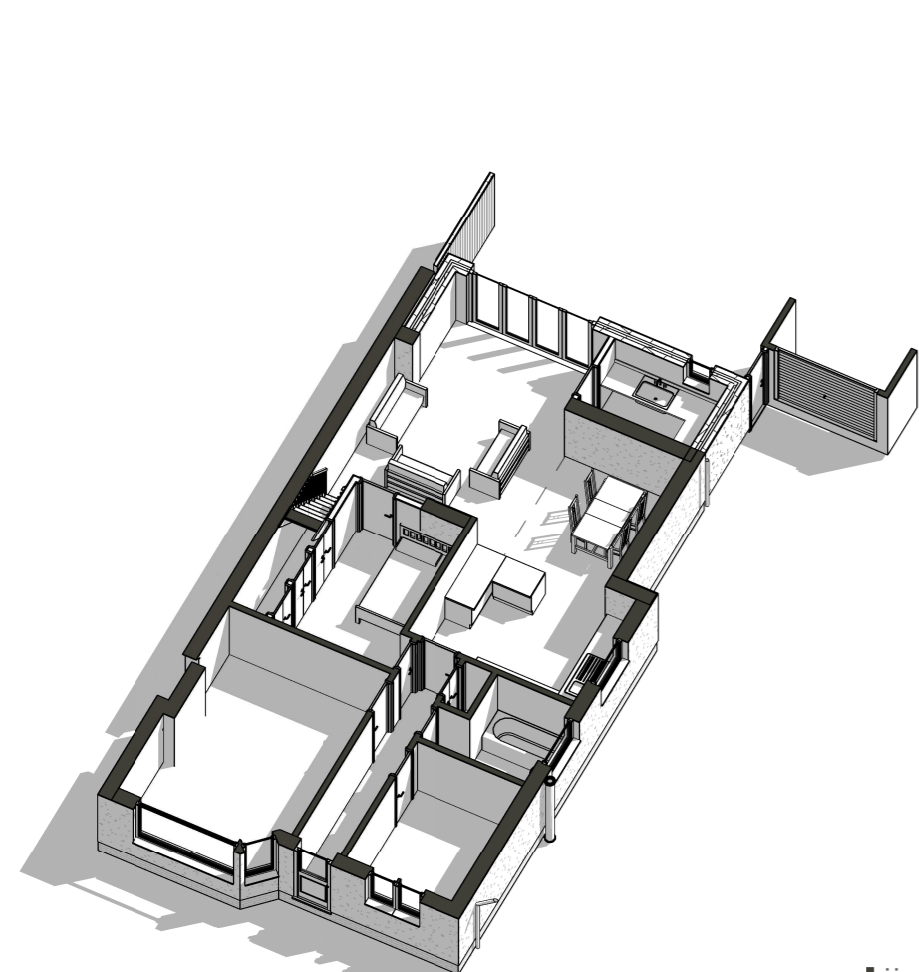
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Scale: 1 : 100



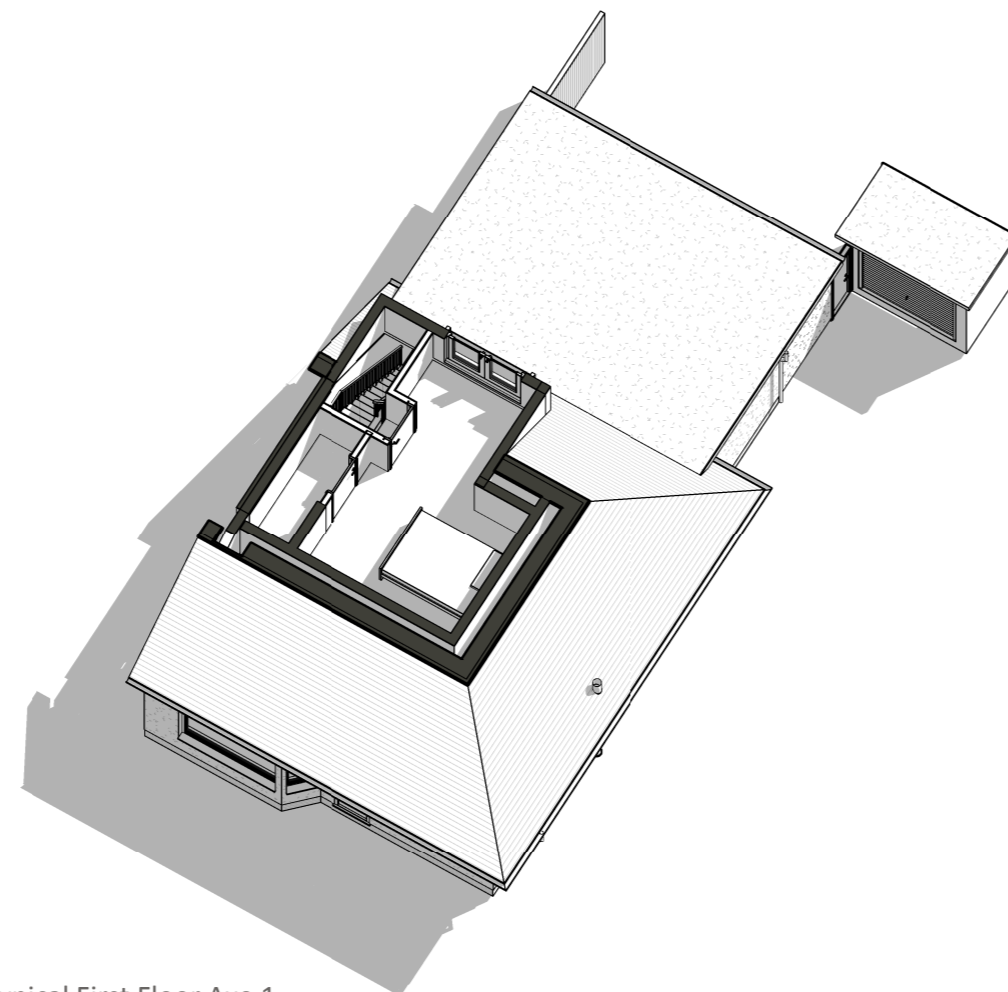
View No: 2  
U01\_First Floor  
Scale: 1 : 100



View No: 3  
R00\_Roof Level  
Scale: 1 : 100



View No: A  
Typical Ground Floor Axo 1  
Scale:



View No: B  
Typical First Floor Axo 1  
Scale:

Hatch Styles -Existing / new elements

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- Areas of new-build

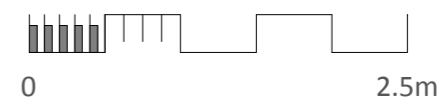
Line Styles

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Rev	Description / By / Chk'd / App'd	Date
A	First issue for client discussion	11.10.2016
B	Updated inline with Client Comments	01.12.2016
C	Updated and issued for consideration under planning application	25.01.217

Purpose of Issue Status

For Planning

Client  
Mr & Mrs Hudson

Project  
59 Hampton Crescent, Cardiff

Drawing  
Proposed General Arrangement Plans

Scale @ A2	Drawn	Checked	Approved
1 : 150	MB	CT	JD

Project No.	Date
Residential_468	28.09.16

Drawing Identifier	revision
468_110	C

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Architecture Ltd.

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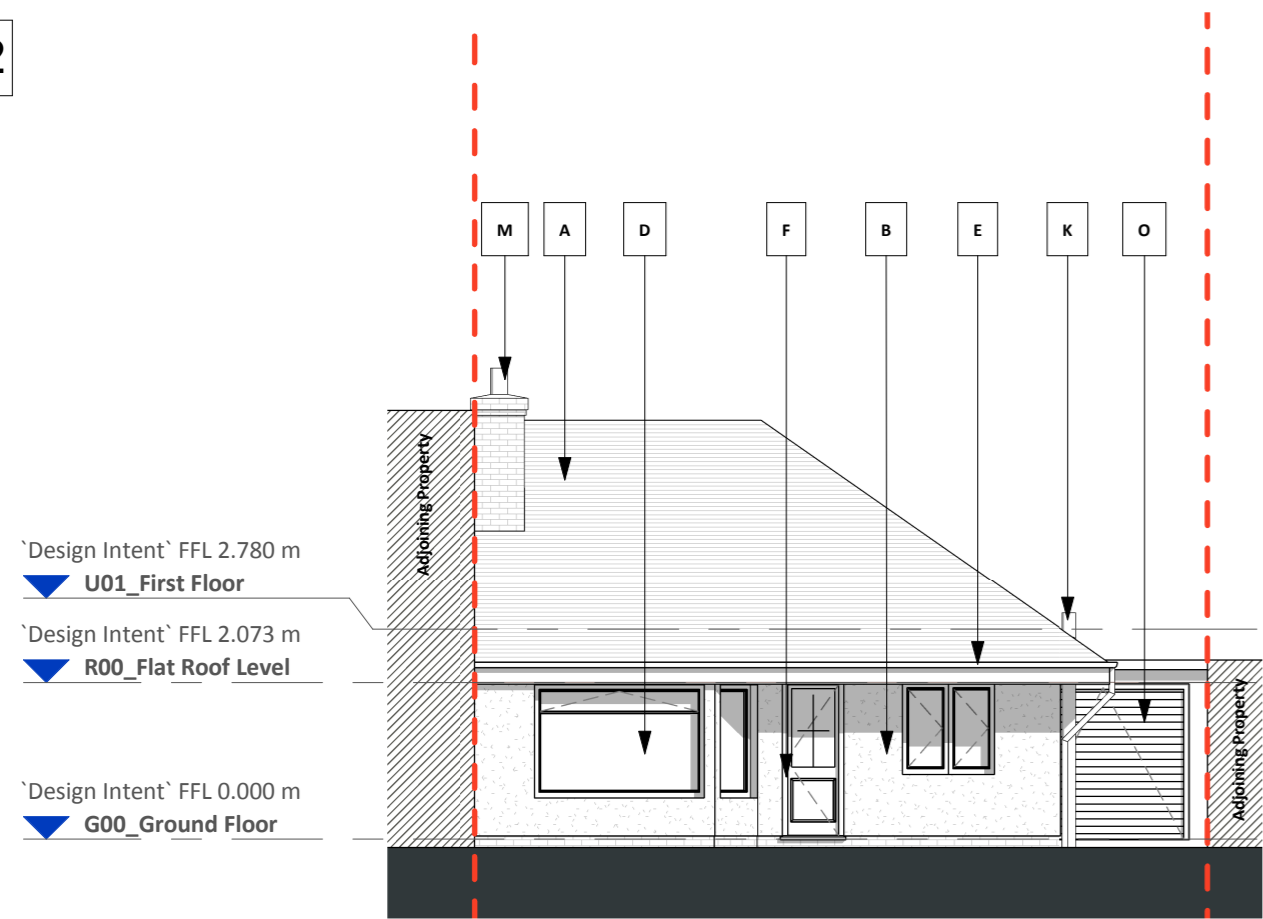
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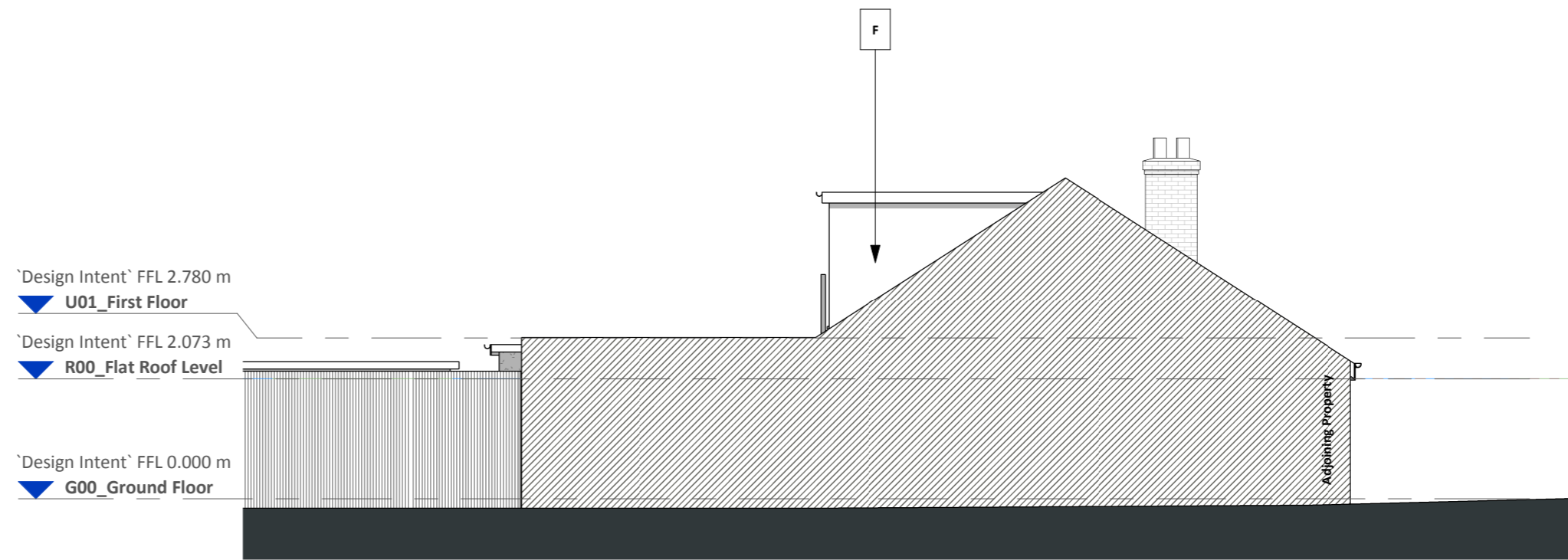
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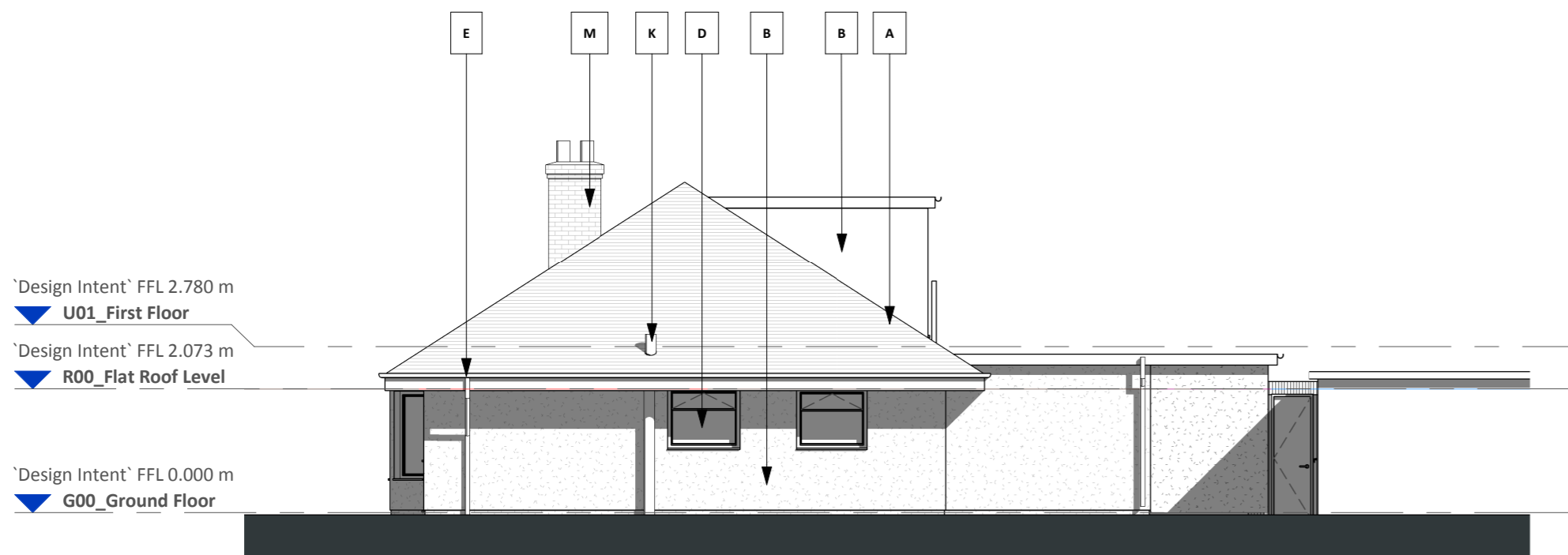
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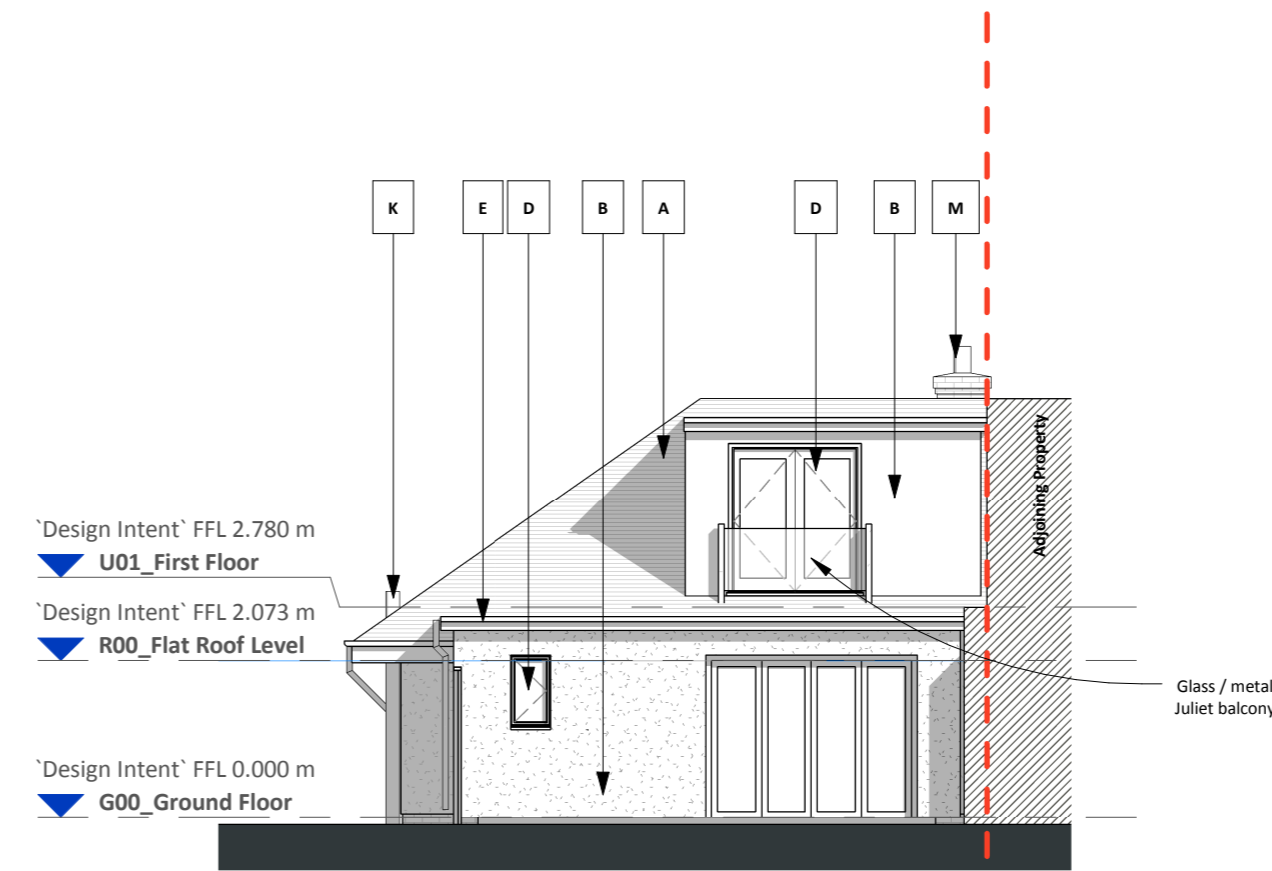
View No: 1  
Typical Front Elevation  
Scale: 1 : 100



View No: 2  
Typical Side Elevation 01  
Scale: 1 : 100



View No: 3  
Typical Side Elevation 02  
Scale: 1 : 100



View No: 4  
Typical Rear Elevation  
Scale: 1 : 100

**Material Key**

- A Tiled Roof
- B Coloured Render
- C Masonry Brickwork
- D PVC Window/Glazing
- E Rainwater Goods
- F PVC Door
- G Timber Door
- H Concrete Canopy
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- L Roof Light
- M Chimney Flue
- N Vertical Tiling
- O Metal Garage Door

Purpose of Issue: For Planning  
Status: \_\_\_\_\_

Client: Mr & Mrs Hudson

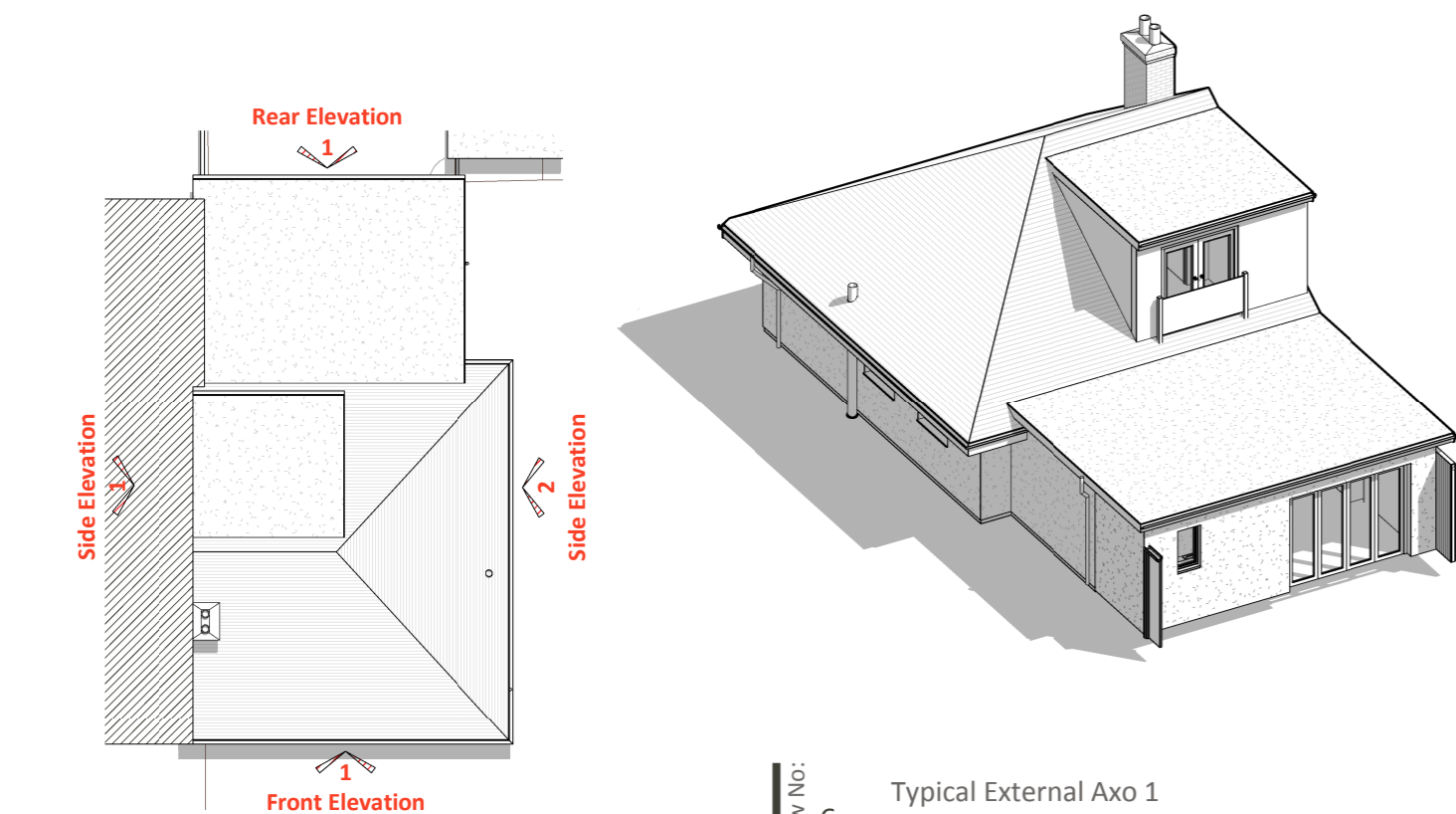
Project: 59 Hampton Crescent, Cardiff

Drawing: Proposed General Arrangement Elevations

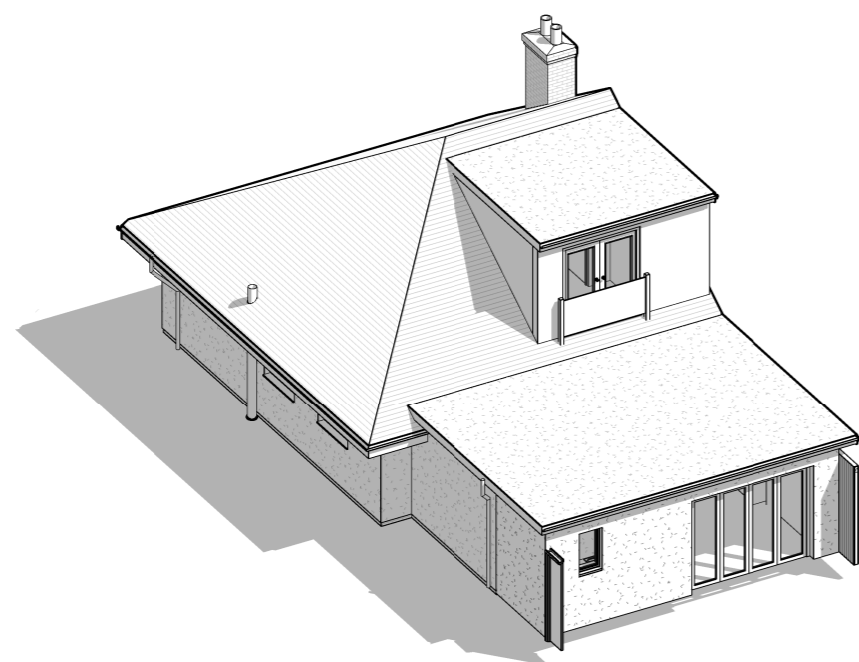
Scale @ A2: As indicated  
Drawn: MB  
Checked: CT  
Approved: JD

Project No: Residential\_468  
Date: 28.09.16

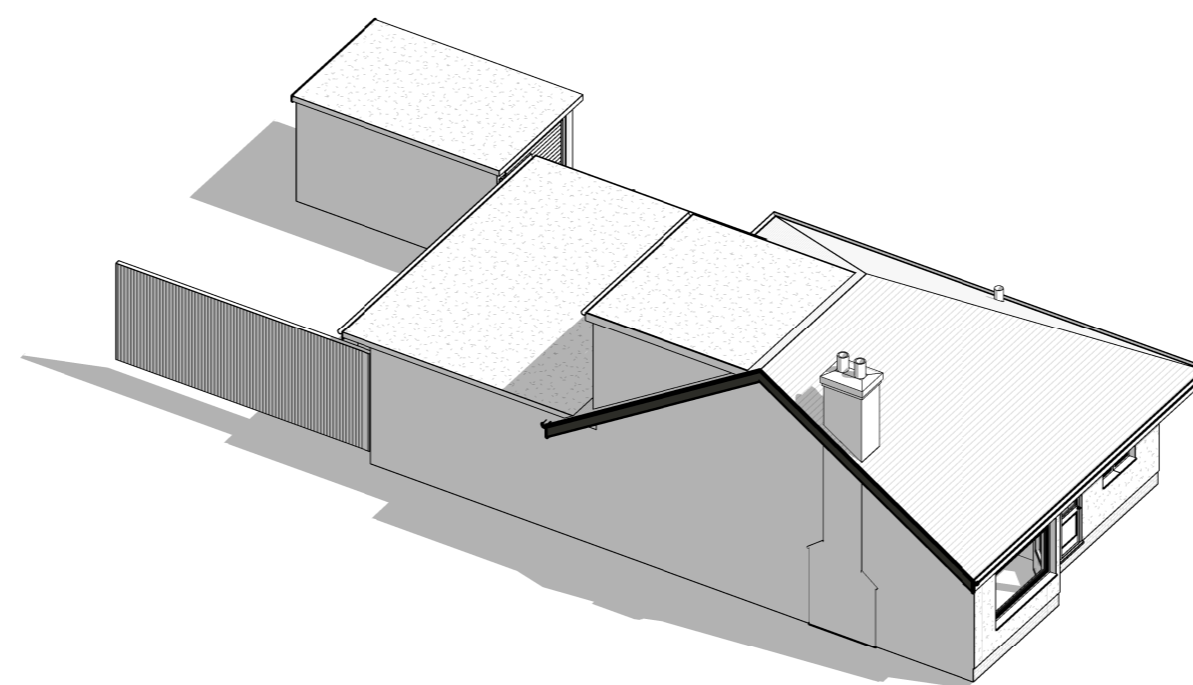
Drawing Identifier: 468\_111  
revision: C



View No: 5  
Proposed elevation location plan  
Scale: 1 : 200



View No: 6  
Typical External Axo 1  
Scale: \_\_\_\_\_



View No: 7  
Typical External Axo 2  
Scale: \_\_\_\_\_

**Hatch Styles - Existing / new elements**

- New walls
- Existing / retained walls
- ▨ Areas of demolition / renovation
- ▩ Areas of new-build

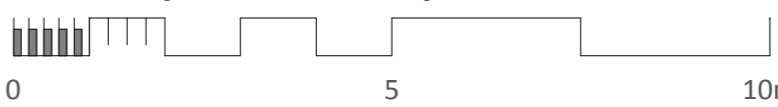
**Line Styles**

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**General - Dimensions & Annotation**

- DIM All dimensions are 'nominal' design intent only, and should be confirmed onsite for accuracy prior to construction
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Applications decided by Delegated Powers between 01/02/2017 and 28/02/2017

Total Count of Applications: 191

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02823/DCH	28/11/2016	Shahriari	THE RETENTION OF ALTERATIONS MADE TO AN EXISTING GARAGE, WHICH INCLUDE RAISING THE HEIGHT OF PART OF THE SIDE WALLS TO CREATE A NEW FLAT ROOF STRUCTURE.	GARAGE REAR OF, 220 NEWPORT ROAD, ROATH, CARDIFF, CF24 1DN	80	False	Permission be granted	16/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02615/MJR	01/11/2016	Cardiff Council	DISCHARGE OF CONDITION 19 (REMEDICATION SCHEME) OF 14/01276/DCI	ADAMSDOWN PRIMARY SCHOOL, SYSTEM STREET, ADAMSDOWN, CARDIFF, CF24 0JF	112	False	Full Discharge of Condition	21/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03013/MNR	22/12/2016	TJX UK	INSTALLATION OF PLANT EQUIPMENT, CONSISTING OF 14 X CONDENSER UNITS AND 1 X AIR HANDLING UNIT (AND ASSOCIATED DUCTWORK AND PIPEWORK), ENCLOSED WITHIN A 2M HIGH PALISADE FENCE	UNIT 5, CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	56	True	Permission be granted	16/02/2017

A/17/00010/MNR	26/01/2017	Liberty Living	INTERNALLY ILLUMINATED LOGO SIGN	LIBERTY BRIDGE, PELLETT STREET, ADAMSDOWN, CARDIFF, CF10 4FD	25	True	Permission be granted	20/02/2017
16/03082/MNR	19/01/2017	Malik	ESTABLISH USE OF ADDITIONAL FLAT	68 BROADWAY, ADAMSDOWN, CARDIFF, CF24 1NH	21	True	Permission be granted	09/02/2017
A/17/00002/MNR	10/01/2017	Fusion Cardiff Metropolitan Ltd	2 X EXTERNALLY MOUNTED SIGNS TO EAST AND SOUTH ELEVATIONS	HOWARD GARDENS, ADAMSDOWN	30	True	Permission be granted	09/02/2017

## BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01935/MJR	16/08/2016	Signature Living (Coal Exchange) Ltd	APPLICATION FOR CONSENT TO CONVERT THREE ROOMS WITHIN THE COAL EXCHANGE TO SHOW ROOMS, INCLUDING THE INSTALLATION OF BATHROOMS, FIXTURES AND FITTINGS AND TREATMENT OF WINDOWS, DOORS AND CEILINGS.	THE COAL EXCHANGE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EB	170	False	Permission be granted	02/02/2017
16/02457/MJR	17/10/2016	Spiteri	PROPOSED WINDOW OPENINGS TO SIDE ELEVATION (SHIP LANE) TO SECOND, THIRD AND FOURTH FLOORS	113-116 BUTE STREET, BUTETOWN, CARDIFF, CF10 5EQ	122	False	Permission be granted	16/02/2017
16/03041/MJR	03/01/2017	Fusion Cardiff Capital Quarter LLP	VARIATION OF CONDITIONS 2 (APPROVED PLANS) AND 13 (CYCLE PARKING) OF 16/01855/MJR TO ALLOW AN INCREASE OF ONE STUDENT BED, 2M EASEMENT ALONG NETWORK RAIL OWNERSHIP AND THE RESULTING ALTERATIONS TO THE APPROVED SCHEME INCLUDING ADDITION OF ONE STOREY TO THE TOWER AND THE LAYOUT OF THE BRIDGE AND CYCLE SPACES	LAND AT HERBERT STREET, ATLANTIC WHARF, CARDIFF, CF10 4AY	38	True	Permission be granted	10/02/2017



17/00163/MJR	26/01/2017	Lower West Side Ltd	DISCHARGE OF CONDITION 22 (NRW BAT LICENCE) OF APPLICATION 16/00504/MJR	WILLIAMS COURT, TRADE STREET, BUTETOWN, CARDIFF, CF10 5DQ	12	True	Full Discharge of Condition	07/02/2017
17/00010/MJR	06/01/2017	Morganstone Ltd.	DISCHARGE OF CONDITION 11 (TRAVEL PLAN) OF 15/02597/MJR	LAND OFF SCHOONER WAY, ATLANTIC WHARF	31	True	Full Discharge of Condition	06/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00215/MNR	08/11/2016	Glenisle Properties Ltd and Cardiff Council	THE ERECTION OF THREE ADVERTISING SCREENS COMPRISING A FREE-STANDING DIGITAL 96 SHEET (12M X 3M) AND 2NO. SINGLE SIDED DIGITAL MEGA 6 TOWERS (5M X 7.5M) WITH ASSOCIATED DIGITAL LOGO BOXES	LAND TO THE NORTH OF TYNDALL STREET, ATLANTIC WHARF	91	False	Permission be granted	07/02/2017
A/16/00232/MNR	19/12/2016	European Tyre Enterprise Ltd	NEW CORPORATE IMAGE SIGNAGE	KWIK-FIT, PENARTH ROAD, BUTETOWN, CARDIFF, CF10 5DL	52	True	Permission be granted	09/02/2017
16/02686/MNR	07/11/2016	Bellavista Care Cardiff Ltd	SINGLE STOREY EXTENSION TO FORM RECEPTION LOBBY & VISTORS WAITING AREA.	2 HARROWBY PLACE, BUTETOWN, CARDIFF, CF10 5GB	94	False	Permission be granted	09/02/2017
17/00034/MNR	09/01/2017	Sakunee	CHANGE OF USE FROM CLASS B1-D1	UNIT 6, BEATTY COURT, SCHOONER WAY, ATLANTIC WHARF, CARDIFF, CF10 4DZ	46	True	Permission be granted	24/02/2017
17/00131/MNR	23/01/2017	West Rise UK Limited	REAR ELEVATION ROOF ALTERED TO ALLOW ROOMS IN ROOF TO BE UTILISED. SOLAR PANELS ADDED TO FLAT ROOF - PREVIOUSLY APPROVED UNDER 15/02812/MNR	LAND AT POMEROY STREET, BUTETOWN	28	True	Permission be granted	20/02/2017
A/17/00014/MNR	02/02/2017	Eversheds LLP	REPLACEMENT OF EXISTING CORPORATE SIGNAGE WITH NEW SIGNAGE, REFLECTING NEW BRAND	EVERSHEDS, 1 CALLAGHAN SQUARE, BUTETOWN, CARDIFF, CF10 5BT	26	True	Permission be granted	28/02/2017

**CAER**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01838/MJR	28/07/2016	United Welsh Housing Association	DEVELOPMENT OF 10 NO. DWELLINGS AND ASSOCIATED WORKS	FORMER TRELAI COMMUNITY EDUCATION CENTRE, HEOL EBWY, CAERAU, CARDIFF, CF5 5EA	196	False	Permission be granted	09/02/2017
17/00307/MJR	14/02/2017	Barratt South Wales	DISCHARGE OF CONDITION 20 (CODE FOR SUSTAINABLE HOMES) OF PLANNING PERMISSION 13/00859/DCO	LAND OFF HEOL TRELAI, CAERAU, CARDIFF, CF5 5XL	6	True	Full Discharge of Condition	20/02/2017

**CANT**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02407/DCH	06/10/2016	Goh	PROPOSED TWO STOREY SIDE EXTENSION OVER EXISTING GARAGE, SINGLE STOREY REAR EXTENSION, DORMER TO BEDROOM IN EXISTING LOFT SPACE AND INTERNAL ALTERATIONS.	27 PENCISELY RISE, CANTON, CARDIFF, CF5 1DX	126	False	Permission be granted	09/02/2017
16/02943/DCH	13/12/2016	Crossan	TO CONSTRUCT A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY RESIDENTIAL PROPERTY	74 ALEXANDRA ROAD, CANTON, CARDIFF, CF5 1NU	55	True	Permission be granted	06/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02655/MJR	03/11/2016	Ely Bridge Development Company Ltd	DISCHARGE OF CONDITION 10 (ROAD WORKS AND PHASING PROGRAMME) OF 14/02277/MNR	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	98	False	Full Discharge of Condition	09/02/2017
16/02657/MJR	04/11/2016	Ely Bridge Development Company Ltd	DISCHARGE OF CONDITION 9 (ROADS, RIVERSIDE WALKWAY/CYCLEWAY, PUBLIC TRANSPORT FACILITIES, BUS GATE, TELECOMMUNICATIONS DUCT) OF 14/02277/MNR	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	111	False	Partial Discharge of Condition (s)	23/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02098/MNR	21/09/2016	Cardiff House of Sport	ERECTION OF AIR DOME OVER EXISTING PITCH PLUS ERECTION OF PERIMETER FENCES PLUS ERECTION OF SPECTATOR STANDS	EXISTING PITCHES ADJACENT TO LAWRENNY AVENUE, CARDIFF	156	False	Permission be granted	24/02/2017
16/02945/MNR	12/12/2016	McDonald's Restaurants Ltd	REFURBISHMENT OF THE RESTAURANT TO INCLUDE ALTERATIONS TO THE DRIVE THROUGH LANE WITH THE INSTALLATION OF TWO CUSTOMER ORDER DISPLAYS TO CREATE TWIN POINT ORDERING AND A GOAL POST HEIGHT RESTRICTOR. CHANGES TO ELEVATIONS TO INCLUDE EXTENSIONS TOTALLING 22 SQM, A NEW AUTOMATED SLIDING ENTRANCE DOOR AND REPLACEMENT TRESPA PANELS. THE RECONFIGURATION OF THE PATIO AREA. NEW DRIVE THROUGH SIGNAGE SUITE.	MCDONALDS, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	56	True	Permission be granted	06/02/2017
A/16/00228/MNR	12/12/2016	McDonald's Restaurants Ltd	INSTALLATION OF A NEW DRIVE THRU SIGNAGE SUITE COMPRISING 6 NO. FREESTANDING SIGNS AND 1 NO. BANNER SIGN	MCDONALDS, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	56	True	Permission be granted	06/02/2017

A/16/00229/MNR	12/12/2016	McDonald's Restaurants Ltd	RETENTION AND RELAMPING OF EXISTING FASCIA SIGNS WITH THE INSTALLATION OF A NEW SIGN. SUITE COMPRISES: 4 NO. WHITE "MCDONALD'S" LETTERSET SIGNS, 1 NO. YELLOW "GOLDEN ARCH" SYMBOL AND 1 NO. "GOOD TIMES" SIGN.	MCDONALDS, CAPITAL RETAIL PARK, LECKWITH ROAD, CANTON, CARDIFF, CF11 8EG	56	True	Permission be granted	06/02/2017
16/02988/MNR	16/12/2016	Jones	PROPOSED CHANGE OF USE OF FIRST AND SECOND FLOORS TO RESIDENTIAL TO FORM 1 FLAT AND EXTERNAL ALTERATIONS	456 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1BJ	49	True	Permission be granted	03/02/2017
16/03008/MNR	19/12/2016	Iqbal	CONVERSION OF FIRST/SECOND FLOORS TO PROVIDE FOUR ONE BEDROOM FLATS	442 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JN	56	True	Permission be granted	13/02/2017
16/02884/MNR	30/12/2016	BBS Building Ltd	RETENTION OF USE AS DWELLING WITH NEW ALTERATIONS TO IMPROVE LAYOUT	REAR OF 27, LLANDAFF ROAD, CANTON, CARDIFF, CF11 9NF	46	True	Permission be granted	14/02/2017
17/00295/MNR	10/02/2017	Ely Bridge Development Company	DISCHARGE OF CONDITION 6 (MANAGEMENT/MAINTENANCE OF FLOOD BUND) OF 14/00854/DCO	LAND TO THE REAR OF 1-5, VERALLO DRIVE, CANTON	14	True	Full Discharge of Condition	24/02/2017

## CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03076/DCH	29/12/2016	Munir	REAR GROUND FLOOR EXTENSION 4000mm OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE WALL (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA) AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	15 FLORENTIA STREET, CATHAYS, CARDIFF, CF24 4PE	47	True	Permission be granted	14/02/2017

17/00067/DCH	16/01/2017	Renwick	SINGLE STOREY EXTENSION TO REAR	1 RHIGOS GARDENS, CATHAYS, CARDIFF, CF24 4LS	37	True	Permission be granted	22/02/2017
17/00011/DCH	03/01/2017	Ramayead	SINGLE STOREY REAR EXTENSION WITH FLAT ROOF	10 GELLIGAER STREET, CATHAYS, CARDIFF, CF24 4LA	36	True	Permission be granted	08/02/2017
17/00012/DCH	04/01/2017	Winter	DEMOLITION OF EXISTING EXTENSION AND CONSTRUCTION OF SINGLE STOREY AND PART 2 STOREY EXTENSION AND LOFT CONVERSION WITH REAR BOX DORMER. PREVIOUS APPLICATION APPROVED 16/01461/DCH DATED 03/08/16	56 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DG	35	True	Permission be granted	08/02/2017
17/00106/DCH	23/01/2017	James	SINGLE STOREY REAR & LOFT EXTENSION	75 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LQ	36	True	Permission be granted	28/02/2017
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16/02914/MJR	12/12/2016	J D Wetherspoon PLC	CREATION OF NEW HOTEL ROOMS ON UPPER FLOORS OF EXISTING BUILDING	THE GATEKEEPER, 9 WESTGATE STREET, CITY CENTRE, CARDIFF, CF10 1DD	73	False	Permission be granted	23/02/2017
17/00025/MJR	09/01/2017	Q Street Properties Ltd	REMOVAL OF CONDITION 8 (OPENING HOURS) OF 13/02043/DCI	105-107 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BG	45	True	Permission be granted	23/02/2017
16/02931/MJR	09/12/2016	Rightacres Property Company Limited	PART CHANGE OF USE FROM OFFICE B1(A) TO NON-RESIDENTIAL EDUCATION D1	PLOT 2, CENTRAL SQUARE, CITY CENTRE	76	False	Permission be granted	23/02/2017
16/02940/MJR	09/12/2016	Rightacres Property Company Ltd	RESERVED MATTERS IN RESPECT OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE DETAILS OF OUTLINE APPLICATION 14/02405/MJR	PLOT 2 CENTRAL SQUARE, CITY CENTRE, CARDIFF	76	False	Permission be granted	23/02/2017

16/03026/MJR	20/12/2016	Craft folK	TEMPORARY OUTDOOR FESTIVALS AND MARKETS IN TEMPORARY WOODEN CHALETs HOUSING ARTS, CRAFTS, FOOD AND DRINK WITH DEMONSTRATIONS. STALLS ARE APPROX 2.5M X 2.5M TRADING SPACE WITH ADDITIONAL INTEGRAL 0.6M PORCH AND BI-FOLDING FRONT DOORS WHICH CAN BE SEASONALLY DECORATED. TEMPORARY CANVAS STALLS ARE ALSO AVAILABLE.	ST JOHN STREET, CITY CENTRE	65	False	Permission be granted	23/02/2017
16/02936/MJR	14/12/2016	Network Rail (Property)	INSTALLATION OF 6NO. OLE (OVERHEAD LINE EQUIPMENT) MASTS ON THE FOOTWAY ALONG ST. MARY STREET	RAILWAY BRIDGE AT ST MARY STREET, BUTETOWN	54	True	Permission be granted	06/02/2017
17/00173/MJR	30/01/2017	Watkin Jones Group	ALTERATIONS TO 15/03097/MJR - REDUCTION IN HEIGHT OF BUILDING AND CREATION OF AN ADDITIONAL, INCREASE IN STUDENT BED SPACES, CREATION OF ROOF TOP AMENITY SPACE, REMOVAL OF BASEMENT, INTRODUCTION OF LOBBY TO STUDENT ACCOMMODATION ENTRANCE, GROUND FLOOR INTERNAL LAYOUT AMENDMENTS, AMENDMENT TO THE MAIN STAIR CORE, AMENDMENTS TO WESLEY LANE ELEVATION, RELOCATION OF DOOR FROM CHARLES STREET TO WESLEY LANE, REPLACEMENT OF WINDOWS AND INTRODUCTION OF DOORS AND BI-FOLD DOORS ON CHARLES STREET, REMOVAL OF STEPS ON CHARLES STREET AND DROPPING OF THRESHOLDS, AND AMENDMENTS TO FACADE PANELS	LAND AND BUILDINGS BOUND BY BRIDGE STREET, CHARLES STREET AND WESLEY LANE, CARDIFF	28	True	Permission be granted	27/02/2017
17/00029/MJR	10/01/2017	Watkin Jones	DISCHARGE OF CONDITION 31 OF 15/03097/MJR	LAND AND BUILDINGS BOUND BY BRIDGE STREET, CHARLES STREET AND WESLEY LANE, CARDIFF	29	True	Full Discharge of Condition	08/02/2017

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16/03028/MNR	22/12/2016	Starbucks Coffee Company	NEW CANOPY X 2, NEW SHOP FRONT, NEW DOORS, PAINTING ALL WINDOW FRAMES AND TIMBER FASCIA PANEL TO RAL 9004	4-6 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AN	46	True	Permission be granted	06/02/2017
A/16/00234/MNR	22/12/2016	Starbucks Coffee Company	HALO ILLUMINATED FASCIA SIGN/WORDMARK ILLUMINATED HANGING SIGN (INTERNAL) ILLUMINATED PROJECTING SIGN ILLUMINATED WORDMARK	4-6 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AN	46	True	Permission be granted	06/02/2017
A/16/00236/MNR	22/12/2016	Mitchells & Butlers Ltd	1NO SIGNWRITTEN LOGO (SIGN REF 1) 2NO PROJECTING SIGNS (SIGN REFS 2 & 5) 1NO SET OF LETTERS (SIGN REF 3)	THE CORNER HOUSE, 25 CAROLINE STREET, CITY CENTRE, CARDIFF, CF10 1FF	43	True	Permission be granted	03/02/2017
16/02515/MNR	20/10/2016	Aram Investments Ltd	PROPOSED NEW THIRD FLOOR EXTENSION WITH MODIFICATIONS TO THE SECOND FLOOR FOR CIRCULATION, EXTENSION OF THE LIFT SHAFT TO COVER ALL FLOORS AND A MODIFIED FIRE ESCAPE STAIR	NATWEST, 117-118 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DY	125	False	Permission be granted	22/02/2017
16/03080/MNR	10/01/2017	Harrison	CONVERSION TO 2 FLATS WITH GROUND FLOOR SIDE EXTENSION	216 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4JA	41	True	Permission be granted	20/02/2017
16/02778/MNR	08/12/2016	CDF Planning	CHANGE OF USE FROM D1 (CHILDRENS EDUCATIONAL PLAY AREA) TO A3 (RESTAURANT) AND INSTALLATION OF EXTRACTION FLUE.	CAFE JUNIOR, FANNY STREET, CATHAYS, CARDIFF, CF24 4EH	67	False	Permission be granted	13/02/2017
17/00255/MNR	07/02/2017	Bendon	DISCHARGE OF CONDITION 5 (EXTERNAL FINISHING MATERIALS) OF 16/02378/MNR	REAR OF 63 WOODVILLE ROAD, CATHAYS, CARDIFF, CF24 4FX	8	True	Full Discharge of Condition	15/02/2017
A/17/00011/MNR	26/01/2017	M&B	REPLACEMENT SIGNAGE	O'NEILLS, 85-87 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DW	33	True	Permission be granted	28/02/2017

A/17/00012/MNR 03/02/2017	Escape Gaming Ltd	500mm + 500mm LED INTERNALLY ILLUMINATED PROJECTING LIGHTBOX	6-7 ST JOHN STREET, CITY CENTRE, CARDIFF, CF10 1GJ	25	True	Permission be granted	28/02/2017
A/17/00013/MNR 27/01/2017	200 Degrees Coffee Shop LTD	INSTALLATION OF 1 NO. NEW EXTERNALLY ILLUMINATED PROJECTION SIGN. EXISTING FASCIA TO BE REPAINTED AND NEW LOGO APPLIED.	115 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BH	32	True	Permission be granted	28/02/2017
A/17/00006/MNR 31/01/2017	Lloyds Banking Group	ADDITIONAL ILLUMINATION STRIP ON WORKING STREET FACADE	HALIFAX, 15 WORKING STREET, CITY CENTRE, CARDIFF, CF10 1GN	28	True	Permission be granted	28/02/2017
A/17/00017/MNR 31/01/2017	Fusion Global Management LLP	ILLUMINATED SIGN LOCATED INTERNALLY ABOVE ENTRANCE DOOR. 6 X MANIFESTATION SIGNS ON GLASS SHOP FRONT (INTERNAL). TOUCH SCREEN TV TO SHOP FRONT (INTERNAL).	99 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BG	28	True	Permission be granted	28/02/2017
A/17/00020/MNR 07/02/2017	Bravissimo Ltd	INSTALLATION 1NO. ILLUMINATED SIGNAGE	UG/UM29 St David's Dewi Sant, Grand Arcade, City Centre, CARDIFF, CF10 2EF	21	True	Permission be granted	28/02/2017
A/17/00021/MNR 02/02/2017	Associate Design Time Limited	1NO FASCIA SIGN AND 1NO PROJECTING SIGN	59-61 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2AT	26	True	Permission be granted	28/02/2017

## CRE

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17/00122/DCH	24/01/2017	22 Penlan	RENEWAL OF PLANNING PERMISSION 07/00040/W SUBSEQUENTLY RENEWED UNDER 12/000047/DCH (GROUND FLOOR EXTENSION TO FRONT AND REAR TWO STOREY EXTENSION TO SIDE)	22 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SA	35	True	Permission be granted	28/02/2017
17/00071/DCH	13/01/2017	Slade	PROPOSED DETACHED SINGLE GARAGE	21 LLYS CARADOG, CREIGIAU, CARDIFF, CF15 9JP	38	True	Permission be granted	20/02/2017



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13/02565/DCO	10/12/2013	Reds Development Services	DISCHARGE OF CONDITION 11 (GROUND PERMEABILITY TESTS) OF PLANNING APPLICATION 07/02597/W FOUR BEDROOM DETACHED HOUSE WITH DETACHED GARAGE PLUS REPLACEMENT GARAGE TO MICHAELSTON LODGE	MICHALSTON LODGE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6DW	1176	False	Full Discharge of Condition	28/02/2017

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16/02180/MNR	08/09/2016	Director General on behalf of Amgueddfa Cymru - Nation Museum	DISCHARGE OF CONDITIONS 13 (SCHEME OF INVESTIGATION ON IMPORTED SOILS) AND 14 (SCHEME OF INVESTIGATION ON IMPORTED AGGREGATES) OF 12/00699/DCO	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	168	False	Full Discharge of Condition	23/02/2017
16/03068/MNR	28/12/2016	D Herbert Builders Ltd	DISCHARGE OF CONDITION 16 (EXTERNAL FINISHING MATERIALS) OF 15/02568/MNR	THE GROVE, CARDIFF ROAD, CREIGIAU, CARDIFF, CF15 9NL	55	True	Full Discharge of Condition	21/02/2017
16/02762/MNR	25/11/2016	St Fagans National History Museum	INSTALLATION OF HATCH IN THE VICTORIAN CEILING ABOVE THE DINING ROOM	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	69	False	Permission be granted	02/02/2017

#### CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02897/DCH	07/12/2016	Channa	PROPOSED SINGLE STOREY REAR KITCHEN AND DINING ROOM EXTENSIONS, WITH LOFT CONVERSION AND ADDITION OF FULL WIDTH REAR FACING FLAT ROOF DORMER AND ROOFLIGHTS TO FRONT AND EXTENDED RAISED DECKING TO REAR AND PORCH EXTENSION	55 OGWEN DRIVE, LAKESIDE, CARDIFF, CF23 6LJ	56	True	Permission be granted	01/02/2017
16/02861/DCH	02/12/2016	Hastings	PARTIAL DEMOLITION AND NEW EXTENSION TO FRONT, SIDE AND REAR THIS IS A MATERIAL AMENDMENT THAT FOLLOWS PREVIOUS CONSENT GRANTED UNDER APPEAL APPROVAL APP/Z6815/A/16/3142860 15/00425/DCH	6 HOLLYBUSH ROAD, CYNCOED, CARDIFF, CF23 6TA	68	False	Permission be granted	08/02/2017
16/02487/DCH	18/10/2016	Simon	LOFT CONVERSION WITH HIPPED TO GABLE ROOF AND REAR DORMERS, INCLUDING NEW TWO STOREY EXTENSION TO FORM PORCH	19 SHERBORNE AVENUE, CYNCOED, CARDIFF, CF23 6SJ	128	False	Permission be granted	23/02/2017
16/02904/DCH	06/12/2016	BILAL	GROUND FLOOR REAR EXTENSION + RETENTION OF REAR SINGLE STOREY & TWO STOREY EXTENSION AS BUILT	23 HURON CRESCENT, LAKESIDE, CARDIFF, CF23 6DT	80	False	Permission be granted	24/02/2017
16/01125/DCH	11/05/2016	Whitcomb	SINGLE STOREY SWIMMING POOL EXTENSION	21 LLANDENNIS AVENUE, CYNCOED, CARDIFF, CF23 6JD	289	False	Permission be granted	24/02/2017
17/00073/DCH	13/01/2017	Pitt	PROPOSED SINGLE STOREY MONO-PITCHED EXTENSION TO REAR OF PROPERTY	15 FIDLAS AVENUE, CYNCOED, CARDIFF, CF14 0NX	41	True	Permission be granted	23/02/2017
17/00109/DCH	20/01/2017	Delaney	NON MATERIAL AMENDMENT TO 16/02717/DCH. CHANGE OF FINISH TO REAR EXTENSION EXISTING AND NEW WALL FORM FACING BRICK TO RENDER.	15 RHYD Y PENAU ROAD, CYNCOED, CARDIFF, CF23 6PX	34	True	Permission be granted	23/02/2017

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16/02743/MJR	16/11/2016	Cardiff Metropolitan University	DISCHARGE OF CONDITION 2 (STORAGE AND MANAGEMENT STATEMENT), CONDITION 5, 6 & 7 (SOIL AND AGGREGATE) AND CONDITION 12 (CYCLE PARKING) OF 15/01163/MJR	CARDIFF METROPOLITAN UNIVERSITY CYNCOED CAMPUS, CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6XD	82	False	Full Discharge of Condition	06/02/2017

#### ELY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00027/DCH	10/01/2017	Partridge	REMOVAL OF GARAGE AND CONSTRUCTION OF A 2 STOREY SIDE EXTENSION	18 COED ARHYD, ELY, CARDIFF, CF5 4TZ	35	True	Permission be granted	14/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00003/MNR	12/01/2017	Pugh	A SIGN FOR REBRANDED NURSERY	364-372 COWBRIDGE ROAD WEST, ELY	32	True	Permission be granted	13/02/2017

#### FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03045/DCH	22/12/2016	JOHNS	DOUBLE STOREY REAR SIDE EXTENSION	10 HEOL GWILYM, FAIRWATER, CARDIFF, CF5 3LF	54	True	Permission be granted	14/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02960/MNR	13/12/2016	Ham	DISCHARGE OF CONDITIONS 3 (GROUND LEVELS) AND 4 (MATERIALS) OF 16/00826/MNR	23 CARTWRIGHT LANE, FAIRWATER, CARDIFF, CF5 3DB	69	False	Full Discharge of Condition	20/02/2017
17/00093/MNR	19/01/2017	Stubbs	NEW 3 BEDROOM 2 STOREY DWELLING WITH OFF STREET PARKING	15 FAIRWATER AVENUE, FAIRWATER, CARDIFF, CF5 3AR	40	True	Permission be granted	28/02/2017
17/00205/MNR	21/02/2017	United Welsh Housing Association	DISCHARGE OF CONDITIONS 16 AND 18 (CODE FOR SUSTAINABLE HOMES) OF 11/2057/DCO	20-30 LLANGATTOCK ROAD, FAIRWATER	7	True	Full Discharge of Condition	28/02/2017

#### GABA

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02979/MNR	15/12/2016	C E O Investments	2 STOREY REAR EXTENSION, REAR DORMER, ROOF-LIGHT TO FRONT ROOF ELEVATION, CONVERSION TO THREE FLATS AND NEW SHOP-FRONT WITH CHANGE OF USE OF SHOP TO AGENCY	272 NORTH ROAD, GABALFA, CARDIFF, CF14 3BL	55	True	Permission be granted	08/02/2017

#### GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02922/DCH	14/12/2016	Coakley	REAR GROUND FLOOR EXTENSIONS 4000MM OR LESS DEPTH FROM ORIGINAL MAIN HOUSE AND ANNEX WALLS, (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA)	6 CORNWALL STREET, GRANGETOWN, CARDIFF, CF11 6SQ	54	True	Permission be granted	06/02/2017

16/02965/DCH	13/12/2016	Haven House Care Home	PROPOSED DORMER LOFT CONVERSION TO REAR ANNEX ROOF SPACE TO CREATE A HABITABLE ROOM AND BATHROOM	86 PENTRE GARDENS, GRANGETOWN, CARDIFF, CF11 6QH	69	False	Permission be granted	20/02/2017
17/00079/DCH	16/01/2017	Gorasiya	PROPOSED REAR EXTENSION AND LOFT CONVERSION.	5 SUSSEX STREET, GRANGETOWN, CARDIFF, CF11 6SS	43	True	Permission be granted	28/02/2017
16/02996/DCH	30/12/2016	Gorman	FIRST FLOOR EXTENSION TO REAR OF PROPERTY(FACING SOUTH) (SINGLE ROOM ABOVE EXISTING GROUND FLOOR EXTENSION)	42 STOCKLAND STREET, GRANGETOWN, CARDIFF, CF11 7LX	40	True	Permission be granted	08/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03003/MNR	03/01/2017	CareCo (UK) Ltd	CHANGE OF USE TO A MOBILITY AND CARE PRODUCTS SHOWROOM (SUI-GENERIS) WITH ANCILLARY STORAGE AREA. INTERNAL AND EXTERNAL ALTERATIONS	6A HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	48	True	Permission be granted	20/02/2017
16/02163/MNR	14/09/2016	Egeh	CONVERSION OF SINGLE HOUSEHOLD DWELLING TO THREE FLATS AND SINGLE STOREY REAR INFILL EXTENSION	2 PAGET STREET, GRANGETOWN, CARDIFF, CF11 7JX	159	False	Permission be granted	20/02/2017
16/02774/MNR	23/11/2016	Yang	SUBDIVISION OF EXISTING FIRST AND SECOND FLOOR FLAT INTO 4 SEPARATE FLATS WITH INDEPENDENT ACCESS, REAR ROOF RAISED TO RATIONALISE MULTI PITCH ROOF AND FRAMELESS SAFETY GLAZED BALUSTRADE TO EXISTING PARAPET WALL.	189-189A PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6FR	82	False	Permission be granted	13/02/2017
16/01426/MNR	07/11/2016	Rahman	CONVERSION OF EXISTING COACH HOUSE TO A DWELLING	REAR OF 45 DORSET STREET, GRANGETOWN, CARDIFF, CF11 6PT	88	False	Planning Permission be refused	03/02/2017

16/02951/MNR	16/12/2016	Cardiff Marine Group Ltd	ERECTION OF NEW INDUSTRIAL BUILDING FOR BOAT MAINTENANCE AT EXISTING CARDIFF MARINE VILLAGE	CARDIFF MARINE VILLAGE, PENARTH ROAD, LECKWITH, CARDIFF, CF11 8TU	56	True	Permission be granted	10/02/2017
17/00155/MNR	24/01/2017	Railway Pensions Nominees Limited	VARIATION OF CONDITIONS 15 AND 17 OF 16/00817/MNR TO ALLOW SALE OF FOOD AND DRINK GOODS FROM UP TO 30% GROSS FLOORSPACE OF UNIT H (EQUATING TO 611 SQM), ANCILLARY EXTERNAL GARDEN CENTRE EXTENDING TO 465SQM TO THE REAR OF UNIT H, THE SALE OF FOOD AND DRINK GOODS FROM 1,012 SQM AT UNIT G, AND MINOR EXTERNAL ALTERATIONS COMPRISING THE REMOVAL OF THE EXISTING CANOPY, REPLACEMENT STORE ENTRANCE FEATURES AND OTHER ASSOCIATED WORKS	UNITS G AND H, CARDIFF BAY RETAIL PARK, FERRY ROAD, GRANGETOWN, CARDIFF, CF11 0JR	27	True	Permission be granted	20/02/2017

## HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03052/DCH	28/12/2016	Clark	DEMOLITION OF EXISTING CONSERVATORY AND REAR EXTENSION. RECONSTRUCTION OF SINGLE STOREY REAR/SIDE EXTENSION TO SAME DEPTH AS DEMOLISHED CONSERVATORY. REMOVAL AND RECONSTRUCTION OF EXISTING GARAGE CONVERSION TO REAR OF GARDEN.	182 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EP	42	True	Permission be granted	08/02/2017
16/02573/DCH	26/10/2016	Hailan	REMOVE EXISTING SIDE DORMERS, ERECT HIP TO GABLE TO FRONT AND REAR, AND 2 DORMERS TO SIDES, PORCH OVER FRONT DOOR	146 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EN	111	False	Permission be granted	14/02/2017

17/00046/DCH	11/01/2017	Richards	DETACHED EXTENSION TO PROVIDE ANCILLARY ACCOMMODATION TO EXISTING DWELLING - FOR USE BY DEPENDANT RELATIVE	55 ST ALBAN AVENUE, HEATH, CARDIFF, CF14 4AS	44	True	Permission be granted	24/02/2017
17/00050/DCH	12/01/2017	Woodward	PROPOSED REAR AND SIDE EXTENSION TO EXTG DWELLING	45 KYLE CRESCENT, WHITCHURCH, CARDIFF, CF14 1ST	39	True	Permission be granted	20/02/2017
17/00058/DCH	13/01/2017	JONES	EDWARDIAN CONSERVATORY TO REAR OF DWELLING, EXTENDING ON AN EXISTING EXTENSION	61 ST ISAN ROAD, HEATH, CARDIFF, CF14 4LW	38	True	Permission be granted	20/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02980/MNR	14/12/2016	Majid	CHANGE OF USE OF GROUND FLOOR SHOP TO CAFE/COFFEE SHOP	THE MUNCH BOX, 125 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QA	56	True	Planning Permission be refused	08/02/2017
16/02975/MNR	14/12/2016	Welsh	DISCHARGE OF CONDITIONS 2 (SAMPLES OF MATERIALS), 3 (MEANS OF ENCLOSURE), 4 (PARKING), 5 (SEWAGE), 6 (DRAINAGE), 7 (TOPSOIL), 8 (AGGREGATE), 9 (CODE FOR SUSTAINABLE HOMES) AND 10 (DESIGN STAGE ASSESSMENT) OF 12/01115/DCO DECIDED ON APPEAL (APP/Z6815/A/12/2185737)	158 TON-YR-YWEN AVENUE, HEATH, CARDIFF, CF14 4PD	50	True	Partial Discharge of Condition (s)	02/02/2017
17/00107/MNR	19/01/2017	Bancroft	ERECTION OF ATTACHED HOUSE	165 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4QB	36	True	Planning Permission be refused	24/02/2017
17/00226/MNR	02/02/2017	Punch Taverns	TO REDUCE THE AREA TO BE FENCED TO THE LEFT HAND SIDE OF THE BUILDING AND REDUCE THE LENGTH OF THE PLANTER AND BOX HEDGING. ADDITIONAL PICKET FENCING TO BE INTRODUCED IN THE SAME AREA	NEW INN, CAERPHILLY ROAD, BIRCHGROVE, CARDIFF, CF14 4AE	14	True	Permission be granted	16/02/2017

17/00033/MNR	11/01/2017	Ronald McDonald House Charities (UK)	ALTERATIONS TO 15/00543/MJR - TO POSITION THE SPRINKLER WATER TANK EXTERNALLY AS PART OF THE REFUSE STORE ENCLOSURE	UNIVERSITY HOSPITAL OF WALES, HEATH PARK WAY, HEATH, CARDIFF, CF14 4XW	28	True	Permission be granted	08/02/2017
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#### LISV

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02933/DCH	09/12/2016	Jones	ADDITION OF A NEW OPAQUE WINDOW TO THE SIDE ELEVATION OF THE DEVELOPMENT REAR END.	10 ROWAN WAY, LISVANE, CARDIFF, CF14 0TB	56	True	Permission be granted	03/02/2017
16/02825/DCH	28/11/2016	Thomas	TWO STOREY EXTENSION TO SIDE ELEVATION SINGLE STOREY EXTENSION TO REAR	8 ROWAN WAY, LISVANE, CARDIFF, CF14 0TB	70	False	Permission be granted	06/02/2017
17/00049/DCH	13/01/2017	Worthington	PROPOSED ALTERATIONS TO FRONT ELEVATION AND PORCH	PENLYON, 52 LLWYN Y PIA ROAD, LISVANE, CARDIFF, CF14 0SZ	46	True	Permission be granted	28/02/2017

#### LLAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02959/DCH	15/12/2016	Kirkpatrick	PROPOSED TWO STOREY EXTENSION TO THE SIDE AND REAR OF THE EXISTING DWELLING, INCLUDING MINOR INTERNAL AND ASSOCIATED MINOR EXTERNAL WORKS	NYTHYN, 30 WEST RISE, LLANISHEN, CARDIFF, CF14 0RE	56	True	Permission be granted	09/02/2017
17/00006/DCH	03/01/2017	Hughes	SINGLE STOREY EXTENSION WITH ACCOMPANYING GROUND WORKS	26 COED GLAS ROAD, LLANISHEN, CARDIFF, CF14 5EN	44	True	Permission be granted	16/02/2017



16/02736/DCH	15/11/2016	Murphy	DEMOLISH EXISTING GARAGE BUILD NEW TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY GARAGE TO FRONT	5 LUCERNE DRIVE, THORNHILL, CARDIFF, CF14 9FA	90	False	Permission be granted	13/02/2017
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02241/MNR	16/09/2016	Blake	DEMOLITION OF PART OF EXISTING DWELLING, CREATION OF NEW ACCESS ONTO HIGHWAY, CONSTRUCTION OF NEW PITCHED ROOF SINGLE STOREY DWELLING TO REAR OF EXISTING DWELLING WITH ASSOCIATED DRIVEWAY, BOUNDARY FENCING/WALLING AND LANDSCAPING	12 TOWY ROAD, LLANISHEN, CARDIFF, CF14 0NS	153	False	Planning Permission be refused	16/02/2017
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16/02987/MNR	15/12/2016		CONSTRUCTION OF DETACHED 3 BED DWELLING WITH ON SITE PARKING AND AMENITY AREA.	LAND ADJACENT TO 25 HUNTSMEAD CLOSE, THORNHILL, CARDIFF, CF14 9HY	50	True	Planning Permission be refused	03/02/2017
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16/02919/MNR	09/01/2017	MORGAN	NEW DWELLING	LAND AT 97 FIDLAS ROAD, LLANISHEN, CARDIFF, CF14 0LY	45	True	Planning Permission be refused	23/02/2017
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#### LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02958/DCH	13/12/2016	BILL	PROPOSED TWO STOREY EXTENSION AND DORMER LOFT EXTENSION	BERWYN, 87 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LG	56	True	Permission be granted	07/02/2017
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16/02413/DCH	06/10/2016	Byrne	VARIATION OF CONDITION 2 (APPROVED PLANS) OF 15/01569/DCH	TEGFAN, 48 PWLLMELIN ROAD, LLANDAFF, CARDIFF, CF5 2NJ	126	False	Permission be granted	09/02/2017
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17/00047/DCH	11/01/2017	Thomas	ALTERATIONS TO 16/01383/DCH - THREE-PANEL WINDOW IN SINGLE-STOREY EXTENSION TO BE REDUCED IN SIZE TO FORM A CLERESTORY WINDOW, EXTERNAL DOOR TO SINGLE-STOREY EXTENSION TO BE MOVED TO A POSITION NEAR THE TWO-STOREY EXTENSION, THE SPLAYED WALL IN THE SOUTH-EAST CORNER OF THE SINGLE-STOREY EXTENSION TO BE REMOVED	2 HIGHFIELDS, LLANDAFF, CARDIFF, CF5 2QA	28	True	Permission be granted	08/02/2017
17/00188/DCH	30/01/2017	Jolley	REAR SINGLE STOREY LEAN-TO EXTENSION WITHIN PERMITTED DEVELOPMENT DIMENSIONS	3 BISHOPS' CLOSE, LLANDAFF, CARDIFF, CF5 2HF	17	True	Permission be granted	16/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00009/MJR	09/01/2017	Churchills Hotel Development Ltd	DISCHARGE OF CONDITIONS 6 (IMPORTED TOPSOIL), 7 (IMPORTED AGGREGATE), 8 (SITE WON MATERIALS) AND 36 (ENVIRONMENTAL IMPROVEMENTS TO THE ROAD) OF 15/00328/MJR	CHURCHILLS HOTEL, 3 LLANDAFF PLACE, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AE	25	True	Full Discharge of Condition	03/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02986/MNR	15/12/2016	The Co op	CONSTRUCTION OF COVERED STORAGE AREA TO YARD OF EXISTING RETAIL UNIT	10-12 WAUN GRON ROAD, LLANDAFF, CARDIFF, CF5 2JJ	55	True	Permission be granted	08/02/2017
16/03017/MNR	20/12/2016	LLandaff Rugby & Football Club	NEW SMALL REAR EXTENSION TO CREATE REFEREE & MEDICAL ROOMS & MINOR EXTERNAL ALTERATIONS	LLANDAFF RUGBY FOOTBALL CLUB, WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2AZ	56	True	Permission be granted	14/02/2017

**LLDN**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03030/DCH	21/12/2016	Davies	DEMOLISH EXISTING GARDEN SHED. DEMOLISH GROUND FLOOR ANNEXE WALLS. CONSTRUCT NEW SINGLE STOREY EXTENSION	20 BELLE VUE CRESCENT, LLANDAFF NORTH, CARDIFF, CF14 2FJ	55	True	Permission be granted	14/02/2017
16/02995/DCH	21/12/2016	Colley	TWO STOREY SIDE EXTENSION	94 ABERPORTH ROAD, GABALFA, CARDIFF, CF14 2RY	47	True	Permission be granted	06/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02680/MJR	09/11/2016	Lidl UK GmbH	DISCHARGE OF CONDITION 6 (MATERIALS) OF 14/01338/DCO	JAMES & JENKINS GARAGES LTD, 27-37 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FB	99	False	Full Discharge of Condition	16/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00233/MNR	20/12/2016	Lidl UK GmbH	4NO. GABLE SIGNS AND 1NO. TOTEM SIGN	27-37 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FB	51	True	Permission be granted	09/02/2017

**LLRU**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02950/MNR	13/12/2016	Cardiff County Council	REPLACEMENT/ UPGRADING SHOP FRONTS TO 183, 185, 187, 189 & 191 BURNHAM AVENUE WITH NEW POLYESTER POWDER COATED SHOP FRONTS/ RE-SPRAYED IN EPOXY POLYURETHANE PAINT, REPLACEMENT BRICK BOND LATH SHUTTERS AND RESIDENTIAL DOORS WHERE APPLICABLE.	183-191 BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF3 5NZ	56	True	Permission be granted	07/02/2017
A/16/00230/MNR	13/12/2016	Cardiff County Council	REPLACEMENT ALUMINIUM FASCIA SIGNAGE TO COMMERCIAL PREMISES / SHOP FRONTS	183-191 BURNHAM AVENUE, LLANRUMNEY, CARDIFF, CF3 5NZ	56	True	Permission be granted	07/02/2017
A/17/00031/MNR	16/02/2017	WATES	CONSTRUCTION SITE HOARDING SALES SITE HOARDING AND V SIGN	BRAUNTON CRESCENT AND CLEVEDON ROAD, LLANRUMNEY, CARDIFF	11	True	Permission be granted	27/02/2017

**PENT**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03089/DCH	30/12/2016	MALIK	DEMOLITION OF SUB STANDARD TIMBER FRAMED HALLWAY/WC AND CONSTRUCTION OF A NEW SINGLE STOREY SIDE EXTENSION CONTAINING HALLWAY AND SHOWER /WC FOR USE BY A DISABLED PERSON	8 ST NICHOLAS COURT, GLYN EIDDEW, PENTWYN, CARDIFF, CF23 7BW	41	True	Permission be granted	09/02/2017
16/03042/DCH	03/01/2017	housing	THE WORKS COMPRISE CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE REAR OF THE PROPERTY TO PROVIDE A LIVING ROOM. THE STRUCTURE WILL HAVE A FLAT ROOF AND BRICK WALLS TO MATCH EXISTING	153 COED-Y-GORES, LLANEDEYRN, CARDIFF, CF23 9NH	48	True	Permission be granted	20/02/2017

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16/02591/MJR	31/10/2016	Persimmon Homes East Wales	VARIATION OF CONDITION 2 OF 15/03158/MJR BY SUBSTITUTING THE REFERENCE TO DRAWING NO. L (90) 003 WITH DRAWING SP-02	LLANEDEYRN SHOPPING CENTRE, MAELFA, LLANEDEYRN	116	False	Permission be granted	24/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02170/MNR	07/09/2016	S A Brain & Company Limited	ERECTION OF CHILDREN'S PLAY AREA	THE RETREAT PUBLIC HOUSE, MAELFA, LLANEDEYRN, CARDIFF, CF23 9PL	147	False	Permission be granted	01/02/2017

#### **PENY**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03018/DCH	21/12/2016	Chapple	TWO STOREY SIDE EXTENSION	28 DORCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BR	47	True	Permission be granted	06/02/2017
17/00028/DCH	09/01/2017	Thomas	SINGLE STOREY EXTENSION TO REAR OF EXISTING DWELLING TO INCLUDE OPEN PLAN KITCHEN AND DINING AREA, UTILITY ROOM AND STUDY	2 CHURCH TERRACE, ROATH, CARDIFF, CF23 5AW	50	True	Permission be granted	28/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/01716/MJR	13/07/2016	Natural Resources Wales	DISCHARGE OF CONDITIONS 5 (ASSESSMENT OF NATURE AND CONTAMINATION), 6 (REMEDICATION SCHEME), 11 (REUSE OF WON MATERIALS - PART), 9 (TOPSOIL - PART), 10 (AGGREGATE - PART), 12 (SURFACE WATER), 22 (PUBLIC ART - PART), 21 (ARCHAEOLOGICAL WORK) , 24 (DETAILS OF DEFENCE WALLS, RAILINGS, GATES - PART), 27 (MAINTENANCE ACCESS - PART), 29 (WATERLOO GARDENS RAISED PLATFORM DESIGN) AND 30 (WIDENED CHANNEL DETAILS - PART) OF 15/02501/MJR	ROATH BROOK, WATERLOO ROAD, ROATH, CARDIFF	208	False	Partial Discharge of Condition (s)	06/02/2017
16/02300/MJR	23/09/2016	Lidl UK GmbH	DEMOLITION OF EXISTING FOODSTORE AND VACANT COMMERCIAL UNITS AND REDEVELOPMENT OF SITE TO PROVIDE A REPLACEMENT LIDL FOODSTORE AND ASSOCIATED PARKING, ACCESS AND SERVICING.	LIDL STORE, COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9AN	152	False	Permission be granted	22/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03087/MNR	30/12/2016	WPD (South Wales) and Surf Telecoms c/o Agent	THE INSTALLATION OF A NEW ELECTRONIC COMMUNICATIONS EQUIPMENT BUILDING OF 160 SQ M AND THE INSTALLATION OF A 1.8M HIGH PALISADE FENCE INSIDE THE EXISTING MAIN ELECTRICITY SUBSTATION SITE AND ANCILLARY DEVELOPMENT THERETO	WESTERN POWER DISTRIBUTION CARDIFF EAST ELECTRICITY GRID STATION, COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BN	52	True	Permission be granted	20/02/2017
16/02611/MNR	31/10/2016	Nathadwarawala	GROUND & FIRST FLOOR REAR EXTENSION HIP TO GABLE REAR DORMER AND CONVERSION TO FOUR FLATS PLUS DETACHED GARAGE & GYM	297 NEWPORT ROAD, ROATH, CARDIFF, CF24 1RJ	112	False	Permission be granted	20/02/2017

16/02628/MNR	23/12/2016	CDS (Superstores International) Ltd	INSERTION OF MEZZANINE FLOOR, PROVISION OF ANCILLARY CAFE AND ALTERATIONS TO FRONT ELEVATION TO PROVIDE NEW ENTRANCE	THE RANGE, 372 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AE	53	True	Permission be granted	14/02/2017
16/02267/MNR	20/09/2016	Poole	EXTENSION TO FIRST FLOOR TO FORM 1 BEDROOM COACH HOUSE	REAR OF 62, PEN-Y-LAN ROAD, ROATH, CARDIFF, CF23 5HW	146	False	Planning Permission be refused	13/02/2017
16/02478/MNR	19/10/2016	Jefferies	DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND CONSTRUCTION OF NEW DWELLING ON LAND TO THE SIDE OF 16 LLWYN Y GRANT TERRACE	16 LLWYN-Y-GRANT TERRACE, PENYLAN, CARDIFF, CF23 9EW	117	False	Permission be granted	13/02/2017

## PLAS

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03072/DCH	29/12/2016	Campbell	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE	14 CRWYS PLACE, ROATH, CARDIFF, CF24 4NS	47	True	Permission be granted	14/02/2017
16/02663/DCH	09/11/2016	Zafar	PLAN TO REPLACE OLD WINDOWS WITH CASEMENT WINDOWS IN UPVC TO THE FRONT OF THE DWELLING; TO ENHANCE THE CHARACTER AND TRADITIONAL STYLE OF THE HOUSE	5 PEN-Y-WAIN ROAD, ROATH, CARDIFF, CF24 4GB	84	False	Permission be granted	01/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00066/MJR	19/01/2017	Willis Construction Ltd	DISCHARGE OF CONDITIONS 14 (CONTAMINATION IDENTIFICATION SCHEME) AND 15 (CONTAMINATION REMEDIATION SCHEME) OF 15/03159/MJR	CARDIFF SIXTH FORM COLLEGE, 97-99 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AG	20	True	Full Discharge of Condition	08/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02075/MNR	31/08/2016	Edwards	DEMOLITION OF THE EXISTING GARAGE AND CONSTRUCTION OF 2 NEW DWELLINGS TO THE REAR OF 30-32 OAKFIELD STREET	REAR OF 30-32 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RE	166	False	Planning Permission be refused	13/02/2017
16/02942/MNR	13/12/2016	Sunderland	DEMOLISH EXISTING GARAGE & STORE & ERECT DETACHED DORMER STYLE BUNGALOW	REAR OF 28 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RE	71	False	Planning Permission be refused	22/02/2017
17/00014/MNR	05/01/2017	DONNELLY	INTERNAL ALTERATIONS CONVERTING 5 BEDROOM DWELLING INTO 3 1 BEDROOM FLATS	113 MOY ROAD, ROATH, CARDIFF, CF24 4TF	48	True	Planning Permission be refused	22/02/2017
17/00015/MNR	05/01/2017	DONNELLY	CONVERSION OF 2 BEDROOM AND 1 BEDROOM FLATS INTO 5 1 BEDROOM FLATS	50 PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QX	48	True	Permission be granted	22/02/2017
17/00039/MNR	11/01/2017	The Parade Cardiff Ltd	CALL BOX RELOCATION ON CITY ROAD	OUTSIDE 1, CITY ROAD, ROATH	27	True	Prior Approval be granted	07/02/2017
17/00062/MNR	20/01/2017	Domino's Pizza UK & Ireland Ltd	CHANGE OF USE FROM CLASS B1 (BUSINESS) TO CLASS A3 (FOOD AND DRINK) - INCLUDING THE INSTALLATION OF EXTRACTION AND VENTILATION EQUIPMENT	EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	28	True	Permission be granted	17/02/2017
17/00018/MNR	30/01/2017	Donnelly	INTERNAL ALTERATIONS CONVERTING 2NO. 2BEDROOM FLATS & 1NO. 1BEDROOM FLAT INTO 5NO. 1 BEDROOM FLATS	52 PARTRIDGE ROAD, ROATH, CARDIFF, CF24 3QX	23	True	Permission be granted	22/02/2017
17/00123/MNR	20/01/2017	The Institute of Charity (Rosminians)	EXTENSION TO PROVIDE ADMINISTRATIVE ACCOMMODATION, INTERNAL ALTERATIONS AND DEMOLITION/RECONSTRUCTION OF EXTERNAL STORE	ST PETERS SCOUT HALL, BEDFORD STREET, ROATH, CARDIFF, CF24 3DA	34	True	Permission be granted	23/02/2017



**PON**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00168/MJR	06/02/2017	Persimmon Homes East Wales	AMENDMENT TO THE ELEVATION TREATMENT OF PLOT 48 14/02556/MJR	LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	8	True	Permission be granted	14/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02210/MNR	29/09/2016	Scimitar Homes Ltd	DEMOLITION OF THE EXISTING DWELLING AND THE CONSTRUCTION OF TWO RESIDENTIAL DWELLINGS AND ASSOCIATED WORKS	BRIARWOOD, OLD NEWPORT ROAD, OLD ST MELLONS, CARDIFF, CF3 5FX	140	False	Permission be granted	16/02/2017
16/02768/MNR	18/11/2016	Lewis	NEW GATE ACCESS INTO A FIELD ON GRAIG LLWYN ROAD. FOR AGRICULTURAL USE.	LAND OFF GRAIG-LLWYN ROAD, PONTPRENNAU	82	False	Permission be granted	08/02/2017
A/17/00004/MNR	12/01/2017	Mercedes Benz UK Limited	ADDITIONAL SMART SIGNAGE (SIGNS G, I1, & M) TO EXISTING MERCEDES-BENZ SIGNAGE GRANTED BY CONSENT A/15/00165/MNR	MERCEDES-BENZ CARDIFF, CARDIFF GATE BUSINESS PARK, MULBERRY DRIVE, PONTPRENNAU, CARDIFF, CF23 8RX	39	True	Permission be granted	20/02/2017
A/17/00027/MNR	14/02/2017	scanlite visual communications	7 NO. ELECTRONIC, COMPUTER CONTROLLED LED DISPLAYS AT FASCIA LEVEL	WREN KITCHENS, CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	14	True	Permission be granted	28/02/2017

**PYCH**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02944/DCH	12/12/2016	Steggles	PROPOSED REAR SINGLE STOREY EXTENSION TO FORM DAY ROOM AND INCLUDE GROUND FLOOR BATH ROOM TO DETACHED HOUSE TO REAR OF ROCK HOUSE	ROCK HOUSE, HEOL GOCH, PENTYRCH, CARDIFF, CF15 9PN	63	False	Permission be granted	13/02/2017
17/00183/DCH	27/01/2017	Stockdale	ALTERATIONS TO 16/02232/DCH - THREE LANTERNS TO BE FITTED TO THE ROOF	WHITEOAKS, BRONLLWYN, PENTYRCH, CARDIFF, CF15 9QL	13	True	Permission be granted	09/02/2017
16/02984/DCH	09/01/2017	Smith	CONSTRUCT A SINGLE STOREY CONTEMPORARY GLAZED EXTENSION TO THE REAR OF AN EXISTING DOUBLE STOREY SINGLE OCCUPANCY RESIDENTIAL DWELLING HOUSE IN PLACE OF AN EXISTING EXTENSION	38 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE	36	True	Permission be granted	14/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02456/MNR	18/10/2016	Beard	DISCHARGE OF CONDITIONS 2 (PARKING AND TURNING OF VEHICLES), 3 (WINDOWS AND DOORS), 7 (FASCIA AND RAINWATER GOODS), 8 (ROOFLIGHTS), 9 (MEANS OF ENCLOSURE) AND 10 (PAVING MATERIALS) OF 13/01325/DCO	CASTLE COTTAGE, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	108	False	Full Discharge of Condition	03/02/2017

#### **RADY**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02968/DCH	14/12/2016	James	SINGLE STOREY REAR AND SIDE EXTENSION	58 ARUDUR HEN, RADYR, CARDIFF, CF15 8FX	51	True	Permission be granted	03/02/2017
16/03088/DCH	30/12/2016	FEEHAN	SINGLE STOREY REAR EXTENSION AND DORMER LOFT CONVERSION	74 HEOL ISAF, RADYR, CARDIFF, CF15 8DZ	46	True	Permission be granted	14/02/2017
16/02893/DCH	09/12/2016	Browne	PROPOSED FIRST FLOOR EXTENSION TO THE (EAST) SIDE OF THE HOUSE, AND THE ADDITION OF A PITCHED ROOF TO REPLACE THE EXISTING FLAT ROOF TO THE REMAINDER OF THE SINGLE STOREY PARTS OF THE HOUSE. (TO THE NORTH, SOUTH AND WEST)	84 DAN-Y-BRYN AVENUE, RADYR, CARDIFF, CF15 8DD	69	False	Permission be granted	16/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03084/MNR	29/12/2016	S Pugh & Son (Garden Centre) Ltd	ERECTION OF NEW BUILDING TO ALLOW FOR AN EXTENDED FARMSHOP	PUGHS GARDEN CENTRE, TY-NANT ROAD, MORGANSTOWN, CARDIFF, CF15 8LB	47	True	Permission be granted	14/02/2017

#### RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02964/DCH	13/12/2016	Hooper	GROUND FLOOR REAR AND SIDE EXTENSION	32 WAUN-Y-GROES ROAD, RHIWBINA, CARDIFF, CF14 4SX	52	True	Permission be granted	03/02/2017
16/02909/DCH	09/12/2016	Neale	ALTERATIONS TO A HIPPED ROOF BUNGALOW TO CREATE A DORMER BUNGALOW AND TWO STOREY SIDE AND REAR EXTENSIONS.	12 GLANRHYD, RHIWBINA, CARDIFF, CF14 6JL	62	False	Permission be granted	09/02/2017
16/02997/DCH	21/12/2016	Kinsey	HIP TO GABLE LOFT CONVERSION WITH REAR DORMER	2 HEOL BRIWNANT, RHIWBINA, CARDIFF, CF14 6QF	49	True	Permission be granted	08/02/2017

17/00056/DCH	13/01/2017	Mayers	TWO STOREY SIDE AND REAR EXTENSION WITH SINGLE STOREY REAR EXTENSION AND FRONT PORCH WITH ASSOCIATED ALTERATIONS.	29 THORNHILL ROAD, RHIWBINA, CARDIFF, CF14 6PE	41	True	Permission be granted	23/02/2017
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17/00129/DCH	24/01/2017	Sanders	SINGLE STOREY REAR EXTENSION	3 CEFN GRAIG, RHIWBINA, CARDIFF, CF14 6SW	30	True	Permission be granted	23/02/2017
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/00007/MNR	03/01/2017	Beckerley	CHANGE OF USE FROM HAIRDRESSERS TO RESIDENTIAL	123 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6RE	56	True	Permission be granted	28/02/2017
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16/02918/MNR	15/12/2016	Blue Sky Digital	DISCHARGE OF CONDITION 3 (LANDSCAPING) OF 15/02432/MNR	2A HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HP	56	True	Full Discharge of Condition	09/02/2017
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**RIVE**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02812/DCH	19/12/2016	James	DEMOLISH EXISTING GARAGE AND BUILD NEW GARAGE + STORAGE	124 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9PW	60	False	Permission be granted	17/02/2017
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02928/MNR	13/12/2016	Rajja Ltd	CHANGE OF USE FROM PHARMACY TO ESTATE AGENT & NEW SHOPFRONT	223-225 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PP	52	True	Permission be granted	03/02/2017
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16/02993/MNR	19/01/2017	Morgan	REPLACEMENT OF REAR ELEVATION CURTAIN WALLING INCORPORATING STAIRWELL/LANDING IMPROVEMENTS & AUTOMATIC OPENING VENTILATOR FOR FIRE SAFETY WORKS	LITCHFIELD COURT, TUDOR STREET, RIVERSIDE, CARDIFF, CF11 6BF	32	True	Permission be granted	20/02/2017
A/17/00005/MNR	19/01/2017	Karran	SIGNAGE	42 LLANDAFF ROAD, PONTCANNA, CARDIFF, CF11 9NJ	21	True	Permission be granted	09/02/2017

## RUMN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02854/DCH	16/12/2016	Bellamy	TRELLIS FENCE PANELS AT FRONT OF GARDEN	3A TY-FRY GARDENS, RUMNEY, CARDIFF, CF3 3NP	56	True	Planning Permission be refused	10/02/2017
16/02890/DCH	22/12/2016	Potter	DOUBLE STOREY SIDE EXTENSION	1 MONKSTONE RISE, RUMNEY, CARDIFF, CF3 3LW	55	True	Permission be granted	15/02/2017
16/03090/DCH	30/12/2016	FRANKS AND TOMS ARCHITECTS LTD	PROPOSED SINGLE STOREY EXTENSION TO ACCOMMODATE LEVEL ACCESS SHOWER AND WC FACILITIES WITH DISABLED ACCESS	15 TY-MAWR AVENUE, RUMNEY, CARDIFF, CF3 3AF	40	True	Permission be granted	08/02/2017
17/00045/DCH	11/01/2017	Evans	PROPOSED DETACHED EXTENSION TO PROVIDE ANCILLARY ACCOMODATION TO EXISTING DWELLING-FOR USE BY DEPENDANT RELATIVE	82 TY-FRY ROAD, RUMNEY, CARDIFF, CF3 3NS	40	True	Permission be granted	20/02/2017
17/00083/DCH	16/01/2017	Foley	AMENDMENTS TO 16/01661/DCH - PROPOSE TO CHANGE FULL HIP TO PARTIAL BARN HIP	66 TY-MAWR AVENUE, RUMNEY, CARDIFF, CF3 3AG	28	True	Permission be granted	13/02/2017

## SPLO

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00204/MJR	31/01/2017	Kelda Organic Energy Ltd	DISCHARGE OF CONDITION 3 (GAS PROTECTION MEASURES) OF 15/00591/MJR	CARDIFF WASTE WATER TREATMENT WORKS, TIDE FIELDS ROAD, EAST MOORS, CARDIFF, CF14 2RX	28	True	Full Discharge of Condition	28/02/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03031/MNR	30/12/2016	Healey	CHANGE OF USE OF EXISTING PREMISES FROM LIGHT INDUSTRIAL USE TO RECREATIONAL USE AS A FITNESS STUDIO.	5 SEAVIEW BUILDINGS, LEWIS ROAD, SPLOTT, CARDIFF, CF24 5EB	41	True	Permission be granted	09/02/2017

**TROW**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02866/MJR	02/12/2016	WATES RESIDENTIAL	PARTIAL DISCHARGE OF CONDITION 8 (A- I AND K LANDSCAPING DETAILS) AND DISCHARGE OF CONDITIONS 12 (ECOLOGICAL MITIGATION STRATEGY), 20 (HISTORIC ENVIRONMENT MITIGATION) AND 23 (JUNCTION IMPROVEMENTS) OF PLANNING APPLICATION 16/01260/MJR	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	70	False	Partial Discharge of Condition (s)	10/02/2017

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16/03023/MNR	20/12/2016	BT PLC	PRIOR APPROVAL APPLICATION FOR THE INSTALLATION OF 1x OPENREACH BROADBAND CABINET WITHIN THE PUBLIC HIGHWAY	ADJACENT TO ALDI, PARKWAY, WENTLOOG, CARDIFF	50	True	Prior Approval be granted	08/02/2017
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**WHI**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03059/DCH	23/12/2016	WILLIAMS	DEMOLITION OF SINGLE DETACHED GARAGE AND CONSTRUCTION OF ONE / TWO STOREY SIDE / REAR EXTENSION CONTAINING:HALLWAY UTILITY ROOM AND SITTING ROOM AT GROUND FLOOR WITH ADDITIONAL BEDROOM DRESSING ROOM AND EN SUITES AT FIRST FLOOR LEVEL WITH SOME INTERNAL ALTERATIONS	16 ST FRANCIS ROAD, WHITCHURCH, CARDIFF, CF14 1AW	56	True	Permission be granted	17/02/2017
16/03091/DCH	03/01/2017	Thomas	BALCONY TO REAR OF PROPERTY	4 MAES Y CORED, WHITCHURCH, CARDIFF, CF14 7JR	44	True	Permission be granted	16/02/2017
16/02587/DCH	27/10/2016	Lineker	PROPOSED LOFT CONVERSION WITH DORMERS INCLUDING REAR (SCREENED) BALCONY	23 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7BZ	119	False	Permission be granted	23/02/2017
17/00003/DCH	06/01/2017	Slocombe	REFURBISHMENT AND ATTIC CONVERSION	55 PARK AVENUE, WHITCHURCH, CARDIFF, CF14 7AP	48	True	Permission be granted	23/02/2017
16/03069/DCH	30/12/2016	DAVIES	DEMOLITION OF EXISTING DEFECTIVE REAR EXTENSION AND REPLACEMENT WITH NEW SINGLE STOREY REAR EXTENSION	5 HEOL IESTYN, WHITCHURCH, CARDIFF, CF14 1QE	40	True	Permission be granted	08/02/2017
17/00042/DCH	10/01/2017	Phillips	LOFT CONVERSION INCLUDING DORMER TO REAR ELEVATION	12 GLAN-Y-NANT TERRACE, WHITCHURCH, CARDIFF, CF14 1AN	35	True	Permission be granted	14/02/2017

17/00072/DCH	16/01/2017	Lang	TWO STOREY SIDE EXTENSION, REAR/SIDE CANOPY, SINGLE STOREY REAR ROOF RECONFIGURATION AND INTERNAL RE-DESIGN	9 ST JOHN'S CRESCENT, WHITCHURCH, CARDIFF, CF14 7AF	38	True	Permission be granted	23/02/2017
17/00119/DCH	20/01/2017	PETER	SINGLE STOREY REAR AND SIDE EXTENSIONS WITH EXTERNAL ALTERATIONS	11 ST MARGARET'S ROAD, WHITCHURCH, CARDIFF, CF14 7AA	34	True	Permission be granted	23/02/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02173/MNR	16/09/2016	Cradock	THE REPAIR AND REFURBISHMENT OF IVY HOUSE FARM ALONG WITH THE CONSTRUCTION OF A NEW TWO STOREY LINK EXTENSION BETWEEN IVY HOUSE FARM AND THE ADJACENT IVY DENE COTTAGE TO FORM A SINGLE DWELLING. THE WORKS INCLUDE THE DEMOLITION OF THE MODERN LEAN-TO REAR EXTENSION TO IVY HOUSE FARM	IVY HOUSE FARM, MARKET STREET, TONGWYNLAIS, CARDIFF, CF15 7NT	151	False	Permission be granted	14/02/2017
16/02174/MNR	16/09/2016	Craddock	THE REPAIR AND REFURBISHMENT OF IVY HOUSE FARM ALONG WITH THE CONSTRUCTION OF A NEW TWO STOREY LINK EXTENSION BETWEEN IVY HOUSE FARM AND THE ADJACENT IVY DENE COTTAGE TO FORM A SINGLE DWELLING. THE WORKS INCLUDE THE DEMOLITION OF THE MODERN LEAN-TO REAR EXTENSION TO IVY HOUSE FARM	IVY HOUSE FARM, MARKET STREET, TONGWYNLAIS, CARDIFF, CF15 7NT	151	False	Permission be granted	14/02/2017
16/02976/MNR	15/12/2016	PMG	DISCHARGE OF CONDITIONS 6 (CONTAMINATION) AND 7 (REMEDIATION SCHEME AND VERIFICATION PLAN) OF 16/02186/MNR	ASDA FILLING STATION, LONGWOOD DRIVE, WHITCHURCH, CARDIFF, CF14 7EW	54	True	Full Discharge of Condition	07/02/2017



17/00048/MNR 13/01/2017 Woods

VARIATION OF CONDITION 2  
(APPROVED PLANS - ATTACHMENT  
OF REAR DORMERS) OF  
16/02356/MNR

16 HEOL GWRGAN,  
WHITCHURCH, CARDIFF,  
CF14 1PP

32 True

Permission 14/02/2017  
be granted

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Applications decided by Delegated Powers between 01/03/2017 and 31/03/2017

Total Count of Applications: 228

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02545/MJR	24/10/2016	Natural Resources Wales	REQUEST FOR OBSERVATIONS - CONSULTATION ON ENVIRONMENTAL PERMIT APPLICATION	CARDIFF ENERGY RECOVERY FACILITY, TRIDENT INDUSTRIAL PARK, GLASS AVENUE, SPLOTT	137	False	Raise No Objection	10/03/2017

ADAM

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02718/MJR	10/11/2016	Atkins	INTERNAL FITOUT CONTRACT TO THE GROUND FLOOR AREAS OF BUILDINGS 3, 4 & 5 INCLUDING THE REPLACEMENT OF SEVERAL EXTERNAL WINDOWS. CLINICAL AND OFFICE SPACES FOR OPTOMETRY, PHARMACY, PODIATRY AND LYMPHEDEMA	CARDIFF ROYAL INFIRMARY, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0SZ	134	False	Permission be granted	24/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/00278/MNR	05/02/2016	SHOPPINGMART LTD	ERECTION OF PART 1ST FLOOR & MANSARD ROOF TO CREATE 4 FLATS WITH ASSOCIATED AMENITY AREA AND ALTERATIONS TO FRONT AND SIDE FACADE	21-22 CLIFTON STREET, ADAMSDOWN, CARDIFF, CF24 1LQ	399	False	Permission be granted	10/03/2017

17/00416/MNR	01/03/2017	M+J COSGROVE CONSTRUCTION LTD	ALTERATIONS TO 15/00919/MNR TO INCLUDE ADDITIONAL DOOR IN LIEU OF WINDOW TO PROVIDE ACCESS TO REAR PATIO ON REAR ELEVATION OF BLOCK 2. ALTERNATIVE VERTICAL CYCLE STORAGE TO REDUCE THE OVERALL SIZE OF THE CYCLE STORE.	58 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0DF	28	True	Permission be granted	29/03/2017
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## BUTE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00160/MJR	25/01/2017	Davies	CHANGE OF USE FROM A2 TO MIX OF A1/A3 FOR HAIRDRESSING BEAUTY SALON AND ANCILLARY COFFEE BAR	108 BUTE STREET, BUTETOWN, CARDIFF, CF10 5AD	49	True	Permission be granted	15/03/2017
17/00314/MJR	17/02/2017	Cardiff Community Housing Association and Morganstone Ltd.	ALTERATIONS TO VARY CONDITION 2 (APPROVED PLANS) OF 15/02597/MJR TO ALLOW THE SUBMISSION OF AN AMENDED MASTER PLAN LAYOUT AND EXTERNAL WORKS	LAND OFF SCHOONER WAY, ATLANTIC WHARF	12	True	Permission be granted	01/03/2017
17/00475/MJR	02/03/2017	Fusion Cardiff Capital Quarter LLP	DISCHARGE OF CONDITIONS 22 (GAS MONITORING), 23 (AGGREGATES), 24 (TOPSOIL), 25 (AGGREGATE CONTAMINANTS), 26 (DRAINAGE SCHEME) AND 30 (AIR QUALITY ASSESSMENT) OF 16/03041/MJR	LAND AT HERBERT STREET, ATLANTIC WHARF, CARDIFF, CF10 4AY	11	True	Partial Discharge of Condition (s)	13/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/00276/MNR	09/02/2017	Wakely	CHANGE OF USE FROM 3 BED HOUSE TO 5 ROOM HOUSE IN MULTIPLE OCCUPATION	71 CLARENCE EMBANKMENT, BUTETOWN, CARDIFF, CF10 5GR	46	True	Permission be granted	27/03/2017
17/00300/MNR	13/02/2017	Mitchells & Butlers	EXTERNAL REFURBISHMENT OF CURRENT RESTAURANT TO INCLUDE THE INSTALLATION OF 2 NEW FIXED IN-GROUND JUMBRELLAS TO PATIO, EXTERNAL POST AND ROPE DETAILING, EXTERNAL BALUSTRADE TO PATIO AREA WITH NEW PAVING AND IN-GROUND PLANTERS. FURTHER WORKS TO INCLUDE THE INSTALLATION OF A NEW EXTERNAL TIMBER ARCHWAY TO ENTRANCE	MILLER & CARTER STEAKHOUSE, HEMINGWAY ROAD, ATLANTIC WHARF, CARDIFF, CF10 4AU	30	True	Permission be granted	15/03/2017
A/17/00039/MNR	09/03/2017	Viridis Real Estate Services Ltd	MESH BANNER TO HERAS FENCING AND A SMALL SECTION OF HOARDING IN THE ENTRYWAY TO MARKETING SUITE OF STUDENT ACCOMMODATION	LUMIS STUDENT LIVING, CAPITAL QUARTER, TYNDALL STREET, ATLANTIC WHARF	18	True	Permission be granted	27/03/2017

**CAER**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00411/DCH	01/03/2017	Vaskeviciene	ALTERATIONS TO 16/01492/DCH FOR A WINDOW TO THE SIDE OF THE PROPERTY	10 MEIRWEN DRIVE, CAERAU, CARDIFF, CF5 4ND	16	True	Permission be granted	17/03/2017
17/00187/DCH	07/02/2017	Cleaver	REPLACEMENT OF GARDEN OUTBUILDING	39 DEW CRESCENT, CAERAU, CARDIFF, CF5 5PB	36	True	Permission be granted	15/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>

16/02801/MNR	23/11/2016	Vale of Glamorgan Council	REQUEST FOR OBSERVATIONS - EXTENSION TO THE EXISTING CLUB HOUSE WITH SHOWER FACILITIES, A NEW SEATED STAND FOR 150 PEOPLE AND A NEW TRAINING PITCH (60M X 40M)	CAERAU ELY (AFC) FOOTBALL CLUB, CWRT YR ALA PLAYING FIELDS, CWRT YR ALA, CARDIFF	111	False	Raise No Objection	14/03/2017
17/00346/MNR	23/02/2017	ALDI Stores Limited	DISCHARGE OF CONDITIONS 7 (ACOUSTIC FENCING) AND 8 (PLANTING SCHEME) OF 16/00298/MNR	ALDI FOODSTORE LTD, TRESEDER WAY, CAERAU, CARDIFF, CF5 5NU	27	True	Full Discharge of Condition	22/03/2017

## CANT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00019/DCH	10/01/2017	Kerai	PORCH REMODELING AND GARAGE RECONSTRUCTION	4 BROADACRES, CANTON, CARDIFF, CF11 8DD	76	False	Permission be granted	27/03/2017
16/03086/DCH	09/02/2017	Rees	SIDE SINGLE STOREY EXTENSION AND 2 STOREY EXTENSION TO REAR	56 ALEXANDRA ROAD, CANTON, CARDIFF, CF5 1NU	48	True	Permission be granted	29/03/2017
17/00272/DCH	15/02/2017	Bryant	REAR EXTENSION	183 PENCISELY ROAD, CANTON, CARDIFF, CF5 1DP	42	True	Permission be granted	29/03/2017
16/03077/DCH	19/01/2017	Vercher	REAR GROUND FLOOR EXTENSIONS 4000mm OR LESS DEPTH FROM ORIGINAL MAIN HOUSE, (THE PROPOSED NEW FOOT-PRINT WILL OCCUPY LESS THAN 50% OF THE GARDEN AREA)	11 MAYFIELD AVENUE, CANTON, CARDIFF, CF5 1AL	43	True	Permission be granted	03/03/2017
17/00354/DCH	21/02/2017	Chong	SINGLE STOREY FLAT ROOF EXTENSION TO SIDE/REAR	38 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	36	True	Permission be granted	29/03/2017
17/00202/DCH	06/02/2017	Jenkins	PROPOSED HIP TO GABLE END CONVERSION WITH REAR FACING DORMER TO ACCOMMODATE BEDROOMS AND SHOWER ROOM	106 BROAD STREET, CANTON, CARDIFF, CF11 8BW	39	True	Permission be granted	17/03/2017

17/00017/DCH	20/02/2017	McMULLAN	FIRST FLOOR EXTENSION TO CREATE BEDROOM AND ENSUITE BATHROOM FAMILY BEDROOM AND MODIFICATIONS TO GROUND FLOOR KITCHEN	18 PEN-Y-PEEL ROAD, CANTON, CARDIFF, CF5 1QX	28	True	Permission be granted	20/03/2017
17/00130/DCH	23/01/2017	ESSA	SINGLE STORY REAR EXTENSION	32 HALSBURY ROAD, CANTON, CARDIFF, CF5 1FY	37	True	Permission be granted	01/03/2017

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17/00388/MJR	21/02/2017	Lovell Partnerships Ltd	DISCHARGE OF CONDITION 2 (EXTERNAL FINISHING MATERIALS) OF 16/01331/MJR	PART OF FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	14	True	Full Discharge of Condition	07/03/2017
17/00389/MJR	21/02/2017	Lovell Partnerships Ltd	DISCHARGE OF CONDITION 2 (EXTERNAL FINISHING MATERIALS) OF 16/01340/MJR	PART OF FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8DS	14	True	Partial Discharge of Condition (s)	07/03/2017

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16/02421/MNR	06/10/2016	Ely Bridge Development Company	DISCHARGE OF CONDITION 12 (ASBESTOS MONITORING PLAN) FOR 14/00772/DCO	FORMER PAPER MILL ARJO WIGGINS, OLD MILL BUSINESS PARK, SANATORIUM ROAD, CANTON, CARDIFF	148	False	Full Discharge of Condition	03/03/2017
16/02608/MNR	31/01/2017	Brooks Ty Coffi ltd	CHANGE OF USE FROM A1 SHOP TO A3 COFFEE SHOP + NEW SHOPFRONT	428 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1JN	44	True	Permission be granted	16/03/2017

17/00232/MNR	03/02/2017	Kagyu Samye Dzong Cardiff (Rokpa Trust)	CHANGE OF USE FROM CLASS A2 TO CLASS D1 ON THE GROUND FLOOR LEVEL WITH ANCILLARY RESIDENTIAL ACCOMMODATION ON THE FIRST AND SECOND FLOORS	248 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1GZ	45	True	Permission be granted	20/03/2017
16/03063/MNR	08/02/2017	JONES HUGHES	CONVERT 2NO 1 BED APARTMENTS AND SMALL OFFICE ON GROUND FLOOR TO 2NO 2 BED APARTMENTS WITH THE ADDITION OF A NEW DORMER AND JULIET BALCONY	67 CLIVE ROAD, CANTON, CARDIFF, CF5 1HH	40	True	Permission be granted	20/03/2017

## CATH

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00146/DCH	24/01/2017	Javid	2 STOREY REAR EXTENSION AND ALTERATIONS TO EXISTING C4 HMO	5 WYEVERNE ROAD, CATHAYS, CARDIFF, CF24 4BG	56	True	Planning Permission be refused	21/03/2017
17/00115/DCH	19/01/2017	Loveday	SINGLE STOREY EXTENSION TO THE REAR OF EXISTING 2 BEDROOM TERRACE HOUSE.	3 MARLBOROUGH TERRACE, BLACKWEIR, CARDIFF, CF10 3DW	53	True	Permission be granted	13/03/2017
17/00127/DCH	20/01/2017	LANE	GROUND AND FIRST FLOOR REAR EXTENSION PLUS REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF TO EXISTING C4 HMO	81 HARRIET STREET, CATHAYS, CARDIFF, CF24 4BX	54	True	Permission be granted	15/03/2017
16/03020/DCH	17/01/2017	Taberner	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE AND ALTERATIONS TO EXISTING C4 HMO TO CREATE 6 BEDROOMS	18 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BN	44	True	Permission be granted	02/03/2017



16/03021/DCH	17/01/2017	Taberner	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE THE ROOF PLANE AND ALTERATIONS TO EXISTING C4 HMO TO CREATE 6 BEDROOMS	16 THESIGER STREET, CATHAYS, CARDIFF, CF24 4BN	44	True	Permission be granted	02/03/2017
17/00148/DCH	24/01/2017	MURPHY	REAR DORMER SET BACK 300MM FROM ORIGINAL MAIN HOUSE REAR WALL AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING 150MM ABOVE ROOF PLANE AND INTERNAL ALTERATIONS	18 BRITHDIR STREET, CATHAYS, CARDIFF, CF24 4LG	41	True	Permission be granted	06/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/01873/MJR	20/09/2016	RETRO BAR	UPGRADE OF REAR ENTRANCE TO AN EXISTING PUBLIC HOUSE; OTHER INTERNAL AND EXTERNAL WORKS TO INCLUDE THE CREATION OF A ROOF TOP SMOKING TERRACE. N.B. THIS TERRACE IS FULLY ENCLOSED AND CAN NOT BE SEEN FROM STREET LEVEL.	THE PHILHARMONIC, 76-77 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	169	False	Permission be granted	08/03/2017
16/03054/MJR	22/12/2016	Mitchells & Butlers	REPLACEMENT OF INTERNAL AND EXTERNAL SIGNAGE	THE CORNER HOUSE, 25 CAROLINE STREET, CITY CENTRE, CARDIFF, CF10 1FF	76	False	Permission be granted	08/03/2017
17/00095/MJR	20/01/2017	Mitchells & Butlers PLC	NEW INTERNAL DECORATIONS, NEW LIGHT FITTINGS IN LIKE FOR LIKE POSITIONS, NEW BAR BACKFITTING, NEW INTERNAL SIGNWRITING PACKAGE AND BRIC-A-BRAC.	O'NEILLS, 85-87 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DW	53	True	Permission be granted	14/03/2017

17/00185/MJR	30/01/2017	Crown Student Living	DISCHARGE OF CONDITIONS 4 (CONTAMINATED LAND MEASURES - ASSESSMENT), 5 (REMEDIATION AND VERIFICATION PLAN), 6 (REMEDIATION AND VERIFICATION), 16 (TRAVEL/PARKING/TRAFFIC/RESIDENT/LETTING MANAGEMENT PLAN) AND 22 (DETAILS OF DSTRATEGY FOR DEALING WITH THE STORAGE, RECYCLING AND COLLECTION OF WASTE) OF 14/03004/MJR	CARADOG HOUSE, 1-6 ST ANDREW'S PLACE, CATHAYS PARK, CARDIFF, CF10 3BE	42	True	Full Discharge of Condition	13/03/2017
17/00305/MJR	14/02/2017	George Capital (Cardiff) Limited	CHANGE OF USE FROM CLASS A1 (RETAIL) TO FLEXIBLE A1 (RETAIL), A2 (FINANCIAL & PROFESSIONAL SERVICE) OR A3 (FOOD & DRINK) USE	113 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BH	43	True	Permission be granted	29/03/2017
17/00564/MJR	14/03/2017	Corner House Investments Ltd	DISCHARGE OF CONDITION 2 (HIGHWAYS AND LANDSCAPING) OF 16/01775/MJR	CORNER HOUSE, CRWYS ROAD, CATHAYS	8	True	Full Discharge of Condition	22/03/2017
17/00690/MJR	28/03/2017	.	DISCHARGE OF CONDITION 9 (TREE FELLING) OF 16/01739/MJR	46-48 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BB	2	True	Full Discharge of Condition	30/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00015/MNR	03/02/2017	McDonald's Restaurants Ltd.	2 NO. VINYL ADHESIVE WINDOW ADVERTS	SPAR, 2 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2BU	52	True	Permission be granted	27/03/2017
17/00098/MNR	17/01/2017	Lekaj	VARIATION OF CONDITION 4 (OPENING HOURS) OF 16/01500/MNR TO ALLOW OPENING HOURS OF 09:00 - 02:30	22 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PY	55	True	Planning Permission be refused	13/03/2017

16/02516/MNR	20/10/2016	Aram Investments Ltd	PROPOSED NEW THIRD FLOOR EXTENSION WITH MODIFICATIONS TO THE SECOND FLOOR FOR CIRCULATION, EXTENSION OF THE LIFT SHAFT TO COVER ALL FLOORS AND A MODIFIED FIRE ESCAPE STAIR	NATWEST, 117-118 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DY	141	False	Permission be granted	10/03/2017
A/16/00235/MNR	04/01/2017	Cardiff University	CARDIFF UNIVERSITY LOGO SIGN, FLEXFACE WITH INTERNAL ILLUMINATION, FIXED TO THE EXTERIOR OF THE BUILDING AT 3RD FLOOR LEVEL.	FRIARY HOUSE, GREYFRIARS ROAD, CITY CENTRE, CARDIFF, CF10 3AE	56	True	Permission be granted	01/03/2017
16/03079/MNR	19/01/2017	Webley	ALTERATIONS AND DORMER LOFT EXTENSION TO EXISTING 2 FLATS	76 MAY STREET, CATHAYS, CARDIFF, CF24 4EY	43	True	Permission be granted	03/03/2017
17/00139/MNR	23/01/2017	A.P.R.D	PROPOSED PART REMOVAL OF EXISTING GROUND FLOOR SHOP FRONT, TO BE REPLACED WITH RE-LOCATED ENTRANCE DOORS AND BI-FOLDING DOORS TO REMAINDER. EXISTING ENTRANCE DOORS TO THE FIRST FLOOR TO BE OPENED UP	ROCOCO, 95 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	42	True	Permission be granted	06/03/2017
A/17/00008/MNR	23/01/2017	A.P.R.D	SIGNAGE	ROCOCO, 95 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	42	True	Permission be granted	06/03/2017
17/00521/MNR	07/03/2017	Alison	CHANGE OF USE FROM B1 OFFICES TO A MIX OF B1 OFFICES AND D1 ONE TO ONE CONSULTATIONS	23 ST ANDREW'S CRESCENT, CATHAYS PARK, CARDIFF, CF10 3DB	24	True	Permission be granted	31/03/2017
A/17/00041/MNR	09/03/2017	S A Brain & Company	3 NO. ILLUMINATED FASCIA SIGNS (1 FRONT ELEVATION AND 2 SIDE ELEVATION); 1 NO. FRET CUT LOGO ABOVE ENTRANCE (FRONT ELEVATION); 1 NO. AMENITY BOARD AND WALL MOUNTED PLAQUE (FRONT ELEVATION); AND 2 NO. SIGN WRITTEN LOGOS (SIDE ELEVATION).	DEMPSEYS INN, 15 CASTLE STREET, CITY CENTRE, CARDIFF, CF10 1BS	18	True	Permission be granted	27/03/2017

17/00384/MNR	27/02/2017	Caffe Nero	REPLACE THE EXISTING OPEN SHOPFRONT WITH A NEW PART GLAZED FRONTAGE, THE NEW ENTRANCE WILL BE SECURED AT NIGHT USING A SHUTTER	25 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	28	True	Permission be granted	27/03/2017
A/17/00034/MNR	27/02/2017	Caffe Nero	INDIVIDUAL HALO/INTERNALLY ILLUMINATED PEGGED OFF LETTERS APPLIED TO AN ALUMINIUM FASCIA PANEL	25 CATHEDRAL WALK, CITY CENTRE, CARDIFF, CF10 2DS	28	True	Permission be granted	27/03/2017
A/16/00204/MNR	09/03/2017	RBS	ASSOCIATED ADVERTS WITHIN ATM APETURE IN CONNECTION WITH TWO REPLACEMENT ATMS	ATM, CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	13	True	Permission be granted	22/03/2017
17/00461/MNR	01/03/2017	Malik	CERTIFICATE OF LAWFULNESS APPLICATION FOR AND EXISTING USE ON 14 TREHERBERT STREET FOR A HOUSE IN MULTIPLE OCCUPATION	14 TREHERBERT STREET, CATHAYS, CARDIFF, CF24 4JN	12	True	Planning Permission be refused	13/03/2017
16/02588/MNR	06/03/2017	Abduttayyib Vajihuddin	FIRST FLOOR EXTENSION 2ND FLOOR DORMER AND ALTERATIONS TO GROUND FLOOR & CONVERSION TO FOUR FLATS	60 COSMESTON STREET, CATHAYS, CARDIFF, CF24 4LR	7	True	Permission be granted	13/03/2017
17/00302/MNR	13/02/2017	Intertain Ltd	NEW ENTRANCE/EXIT DOOR CONFIRGURATION	WALKABOUT INN, 64-74 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1FA	30	True	Permission be granted	15/03/2017
A/17/00025/MNR	20/02/2017	Greggs plc	ONE NEW FASCIA SIGN, PROJECTING SIGN AND TWO INTERNAL POSTERS.	GREGGS, 4 ST JOHN STREET, CITY CENTRE, CARDIFF, CF10 1GJ	23	True	Permission be granted	15/03/2017
17/00465/MNR	01/03/2017	Malik	CERTIFICATE OF LAWFULNESS APPLICATION FOR AN EXISTING USE FOR A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	25 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	14	True	Planning Permission be refused	15/03/2017
17/00466/MNR	01/03/2017	Malik	CERTIFICATE OF LAWFULNESS APPLICATION FOR AN EXISTING USE FOR A SUI GENERIS HOUSE IN MULTPLIE OCCUPATION	41 HIRWAIN STREET, CATHAYS, CARDIFF, CF24 4JG	14	True	Planning Permission be refused	15/03/2017
17/00460/MNR	01/03/2017	Malik	CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE FOR A SUI GENERIS HOUSE IN MULTIPLE OCCUPATION	21 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	16	True	Planning Permission be refused	17/03/2017

17/00463/MNR	01/03/2017	Malik	CERTIFICATE OF LAWFULNESS FOR AN EXISTING SUI GENERIS USE HOUSE IN MULTIPLE OCCUPATION	63 MERTHYR STREET, CATHAYS, CARDIFF, CF24 4JL	16	True	Planning Permission be refused	17/03/2017
17/00293/MNR	09/02/2017	Quin & Co Ltd	REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO FRONT ROOF, INSERTION OF ROOF LIGHT TO REAR LEAN TO ROOF, ASSOCIATED INTERNAL ALTERATIONS AND INCREASE OF OCCUPANTS FROM 4 (C4) TO 6 (C4)	37 COBURN STREET, CATHAYS, CARDIFF, CF24 4BQ	26	True	Permission be granted	07/03/2017
17/00156/MNR	31/01/2017	Cathays Sports and Social Club	RENOVATION OF EXISTING FACADE AND WINDOWS	CATHAYS LIBERAL CLUB, 154-158 CATHAYS TERRACE, CATHAYS, CARDIFF, CF24 4HZ	36	True	Permission be granted	08/03/2017

#### CRE

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03064/DCH	09/01/2017	Barber	PROPOSED TWO STOREY SIDE AND REAR EXTENSION TO INCREASE ADDITIONAL LIVING ACCOMMODATION.	9 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SD	53	True	Permission be granted	03/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00532/MNR	09/03/2017	National Museum Wales	DISCHARGE OF CONDITION 14 (IMPORTED TOPSOIL OR SUBSOIL) OF 12/00697/DCO	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	20	True	Full Discharge of Condition	29/03/2017

#### CYNC

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03009/DCH	22/12/2016	Hunt	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	BRYNGARMEL, 290 HEATHWOOD ROAD, CYNCOED, CARDIFF, CF14 4HT	91	False	Permission be granted	23/03/2017
17/00283/DCH	09/02/2017	Siddique	FRONT & SIDE DORMER EXTENSIONS	12 ST EDEYRNS CLOSE, CYNCOED, CARDIFF, CF23 6TH	46	True	Planning Permission be refused	27/03/2017
16/02992/DCH	15/12/2016	MILLAR	SINGLE AND TWO STOREY REAR AND SIDE EXTENSION TO DWELLING	92 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NP	76	False	Permission be granted	01/03/2017
17/00052/DCH	12/01/2017	Laing	NEW SINGLE STOREY EXTENSION TO REPLACE AN EXISTING GARAGE, OFFERING GROUND FLOOR ACCOMMODATION TO THE CARE AND CONTINUED INDEPENDENCE OF AN ELDERLY FAMILY MEMBER	215 LAKE ROAD WEST, ROATH PARK, CARDIFF, CF23 5QY	56	True	Permission be granted	09/03/2017
17/00162/DCH	31/01/2017	Ruttley	PROPOSED TWO STOREY EXTENSION TO EXISTING BEDROOM & STUDY	53 LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DE	48	True	Permission be granted	20/03/2017
17/00081/DCH	13/01/2017	Munro	A WOODEN GARDEN SHED. BUILT AT THE BOTTOM OF THE GARDEN BEHIND TREES AND BUSHES. 2M AWAY FROM THE REAR BOUNDARY A WOODEN STRUCTURE WITH STORAGE UNDER THE ROOF	7 SHERBORNE AVENUE, CYNCOED, CARDIFF, CF23 6SJ	56	True	Permission be granted	10/03/2017
17/00117/DCH	20/01/2017	Bryant	SINGLE STOREY REAR EXTENSION AND NEW FRONT DOOR STEPS	116 LAKE ROAD EAST, LAKESIDE, CARDIFF, CF23 5NQ	52	True	Permission be granted	13/03/2017
17/00290/DCH	09/02/2017	Nasser	ALTERATIONS TO 15/02317/DCH - ALTERATION TO ONE OF THE FRONT WINDOWS + OBSCURE GLAZED WINDOW TO THE GABLE END	146 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6BN	28	True	Permission be granted	09/03/2017

17/00477/DCH	02/03/2017	WARREN	ALTERATIONS TO 16/02284/DCH - INCREASE IN LENGTH OF SINGLE STOREY REAR EXTENSION TO 4.2 M, ADDITION OF 3 VELUX ROOFLIGHTS TO FRONT ELEVATION AND AMENDMENTS TO BI FOLD DOORS AT GROUND FLOOR	11 THREE ARCHES AVENUE, CYNCOED, CARDIFF, CF14 0NU	13	True	Permission be granted	15/03/2017
17/00355/DCH	17/02/2017	mathias	ALTERATIONS TO 16/02733/DCH - BATHROOM RELOCATED BACK TO ORIGINAL POSITION IN EXISTING HOUSE, SMALL BEDROOM WINDOW REPLACES BATHROOM WINDOW. EN-SUITE WINDOW REMOVED, REPLACED WITH NEW ROOF LIGHT	31 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	27	True	Permission be granted	16/03/2017

#### ELY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00121/DCH	20/01/2017	PITT	REPLACE AND ENLARGE PORCH TO FRONT OF DWELLING	1A LLANOVER ROAD, ELY, CARDIFF, CF5 4TH	45	True	Permission be granted	06/03/2017

#### FAIR

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00059/DCH	16/01/2017	Saleh	REAR AND SIDE SINGLE STOREY EXTENSIONS AND HIP TO GABLE LOFT CONVERSION AND REAR DORMER	118 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3EF	53	True	Permission be granted	10/03/2017

17/00182/DCH	02/02/2017	Jennings	DEMOLITION OF EXISTING CONSERVATORY AND STOREROOM/W.C. AND CONSTRUCTION OF A SINGLE STOREY REAR EXTENSION, HIP TO GABLE ROOF EXTENSION, REAR DORMER AND ROOF LIGHTS TO FRONT	1 LLANGYNIDR ROAD, FAIRWATER, CARDIFF, CF5 3BR	42	True	Permission be granted	16/03/2017
17/00099/DCH	17/01/2017	Williams	TWO STOREY REAR AND SIDE EXTENSIONS	155 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3EE	62	False	Permission be granted	20/03/2017
17/00231/DCH	02/02/2017	Davison-Sebry	DEMOLITION OF DILAPIDATED CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY LEAN TO EXTENSION ON EXISTING FOOTPRINT	87 ST FAGANS ROAD, FAIRWATER, CARDIFF, CF5 3AE	40	True	Permission be granted	14/03/2017
17/00321/DCH	14/02/2017	Mchattie	REAR ROOF EXTENSION	136 PWLLMELIN ROAD, FAIRWATER, CARDIFF, CF5 3NA	36	True	Permission be granted	22/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00033/MNR	16/02/2017	Blakemore Design & Shopfitting	2 NO. INTERNALLY ILLUMINATED FASCIA SIGNS TO FRONT AND SIDE ELEVATION, 2 NO. NON-ILLUMINATED PANEL SIGNS TO LEFT SIDE OF ENTRANCE DOOR, 1 NO. INTERNALLY ILLUMINATED PROJECTING SIGN TO FRONT ELEVATION, 2 NO. EXTERNALLY APPLIED WINDOW GRAPHICS AND 1 NO. PANEL SIGN TO FRONT WINDOW	SPAR REAR OF 2, FAIRWATER GREEN, FAIRWATER, CARDIFF, CF5 3BA	42	True	Permission be granted	30/03/2017



17/00153/MNR	24/01/2017	Cardiff Council Housing Development	COURTYARD IMPROVEMENTS - RESURFACE AND RENEW DRYING AREA, DEMOLISH AND CONSTRUCT NEW BIN STORE, DEMOLISH DWARF WALL AND REPLACE WITH 2 METRE HIGH BOUNDARY WALL, UPGRADE EXISTING BRICK SHEDS. TO COMPLY WITH THE WELSH HOUSING QUALITY STANDARDS	COMMUNAL AREA FOR ASH PLACE 1-4, ASH PLACE 1-4, ASH PLACE, FAIRWATER	50	True	Permission be granted	15/03/2017
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<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00165/DCH	26/01/2017	Isitt	ERECTION OF SINGLE STOREY REAR EXTENSION	5 HEATHFIELD ROAD, GABALFA, CARDIFF, CF14 3JX	39	True	Permission be granted	06/03/2017
17/00298/DCH	15/02/2017	Grohmann	2 STOREY SIDE EXTENSION	8 BANASTRE AVENUE, GABALFA, CARDIFF, CF14 3NR	40	True	Permission be granted	27/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/17/00016/MNR	30/01/2017	stokes	REPAINTING THE NORTH-FACING WALL AT 302 NORTH ROAD. SINCE 1972 STOKES DECORATORS HAVE DISPLAYED A PAINTED SIGN ON THIS WALL . ORIGINAL PLANNING PERMISSION FOR THIS WAS GIVEN ON 30TH MARCH 1972 ( APPLICATION NO. A4403 ). STOKES DECORATORS LTD. WENT INTO VOLUNTARY LIQUIDATION ON 2ND FEB. 2016. PERMISSION IS SOUGHT FOR REPAINTING THE WALL TO DISPLAY BRACES BAKERY SIGNAGE PER ATTACHED DRAWING AND " PHOTOGRAPH " .	STOKES DECORATORS LTD, 302 NORTH ROAD, GABALFA, CARDIFF, CF14 3BN	59	False	Permission be granted	30/03/2017

16/02814/MNR	31/01/2017	Azzopardi	FIRST FLOOR REAR EXTENSION AND CONVERSION TO A3 RESTAURANT AND NEW FLUE TO REAR	188 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3NB	31	True	Permission be granted	03/03/2017
17/00407/MNR	23/02/2017	K&A Properties Ltd	DISCHARGE OF CONDITIONS 5 (SOUND INSULATION) AND 6 (EXTRACTION) OF PLANNING PERMISSION 15/02630/MNR	13 WHITCHURCH ROAD, GABALFA, CARDIFF, CF14 3JN	18	True	Full Discharge of Condition	13/03/2017

## GRAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02776/DCH	21/11/2016	Hirani	FIRST FLOOR REAR EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS	52 DINAS STREET, GRANGETOWN, CARDIFF, CF11 6QZ	122	False	Permission be granted	23/03/2017
17/00250/DCH	06/02/2017	Fitzpatrick	2 STOREY EXTENSION TO SIDE OF EXISTING BUILDING TO PROVIDE KITCHEN & BEDROOM WITH EN-SUITE FACILITIES	43 DORSET STREET, GRANGETOWN, CARDIFF, CF11 6PS	30	True	Permission be granted	08/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02847/MNR	01/02/2017	green squares products ltd	DEMOLITION OF 2 EXISTING CONSERVATORIES AND THE ERECTION OF 2 NEW CONSERVATORIES AND EXTERNAL ALTERATIONS INCLUDING FORMATION OF ROOF TERRACE. CHANGE OF USE OF UNIT 4 TO RETAIL SHOWROOM FOR GARDEN BUILDINGS AND OUTDOOR LIVING SPACES	UNITS 3 AND 4, HADFIELD COURT, HADFIELD ROAD, LECKWITH, CARDIFF, CF11 8AQ	49	True	Permission be granted	22/03/2017

17/00128/MNR	26/01/2017	Papa John's (GB) Ltd	CHANGE OF USE TO CLASS A3 (FOOD AND DRINK) PIZZA TAKEAWAY AND ASSOCIATED ALTERATIONS	UNIT 3B, DUNLEAVY DRIVE, GRANGETOWN, CARDIFF, CF11 0SR	56	True	Permission be granted	23/03/2017
A/17/00009/MNR	30/01/2017	Brickability Ltd	SIGNAGE	HIGHWAYS DEPOT, BRINDLEY ROAD, LECKWITH, CARDIFF, CF11 8TX	52	True	Permission be granted	23/03/2017
17/00140/MNR	30/01/2017	Brickability Ltd	CHANGE OF USE TO BRICK MERCHANTS	HIGHWAYS DEPOT, BRINDLEY ROAD, LECKWITH, CARDIFF, CF11 8TX	59	False	Permission be granted	30/03/2017
17/00174/MNR	27/01/2017	JLL	RETROSPECTIVE APPLICATION FOR ROOF WORKS AND INCREASE IN ROOF HEIGHT BY 80MM	UNIT 8, TOLLGATE CLOSE, LECKWITH	48	True	Permission be granted	16/03/2017
17/00116/MNR	20/01/2017	Huckle	CHANGE OF USE FROM 4 FLATS TO A 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION PLUS A ONE BEDROOM FLAT	69 FERRY ROAD, GRANGETOWN, CARDIFF, CF11 7DX	55	True	Permission be granted	16/03/2017
17/00236/MNR	21/02/2017	CARDIFF COUNCIL	ERECTION OF A 2.4 M HIGH STEEL PALISADE FENCE AND MATCHING 7M WIDE VEHICULAR GATES AROUND THE PERIPHERY OF AN EXISTING SURFACE CAR PARK	CARDIFF WATER ACTIVITY CENTRE, JIM DRISCOLL WAY, GRANGETOWN, CARDIFF, CF11 7HB	36	True	Permission be granted	29/03/2017
17/00258/MNR	07/02/2017	Morgan	DEMOLITION OF 3 FLAT ROOF BRICK BIN STORES AT EACH BLOCK OF FLATS	COMMUNAL AREA FOR THOMAS STREET 1-6, THOMAS STREET 1-6, THOMAS STREET, GRANGETOWN	24	True	Prior Approval be granted	03/03/2017

## HEAT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03039/DCH	03/01/2017	Harris	HIP TO GABLE ROOF EXTENSION AND REAR DORMER WITH INCREASE IN ROOF HEIGHT (BY APPROX 900MM)	47 KYLE AVENUE, WHITCHURCH, CARDIFF, CF14 1SR	59	False	Permission be granted	03/03/2017

17/00101/DCH	24/01/2017	Pritchard	SINGLE STOREY EXTENSION TO SIDE/REAR, DORMER LOFT CONVERSION INCLUDING HIP TO GABLE CONVERSION	20 ST MALO ROAD, HEATH, CARDIFF, CF14 4HN	42	True	Permission be granted	07/03/2017
17/00235/DCH	10/02/2017	RYDER	REMOVE CONSERVATORY AND BUILD NEW SINGLE STOREY EXTENSION	37 NORTON AVENUE, BIRCHGROVE, CARDIFF, CF14 4AJ	45	True	Permission be granted	27/03/2017
17/00141/DCH	10/02/2017	Harding	ROOF SIDE ELEVATION ALTERED FROM HIP TO GABLE END. REAR ROOF ELEVATION ALTERED TO DORMER WINDOW. EXISTING REAR, SINGLE-STOREY, EXTENSION TO BE DEMOLISHED (DUE TO DAMP/SINGLE-SKIN EXTERNAL WALL) AND REBUILT TO SAME DIMENSIONS. SINGLE-STOREY SIDE EXTENSION	171 PANTBACH ROAD, RHIWBINA, CARDIFF, CF14 1TZ	47	True	Permission be granted	29/03/2017

#### LISV

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00275/DCH	08/02/2017	EVANS	ALTERATIONS TO 15/00076/DCH - THE ADDITION OF 2NO VELUX ROOFLIGHTS TO THE SIDE ELEVATION	CHARNWOOD, 85E MILL ROAD, LISVANE, CARDIFF, CF14 0UG	43	True	Permission be granted	23/03/2017
17/00104/DCH	22/02/2017	Eastwood	INSERTION OF CLEAR GLASS WINDOW AT FIRST FLOOR LEVEL ON NORTH WEST ELEVATION. ADDITION OF FALSE ROOF AND REMOVAL OF RAILINGS. REPLACE WINDOW AT FIRST FLOOR LEVEL ON FRONT ELEVATION	29 HEOL CEFN ON, LISVANE, CARDIFF, CF14 0TP	35	True	Permission be granted	29/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02316/MNR	11/10/2016	MOZI Developments Ltd	DISCHARGE OF CONDITIONS 3 (SOIL RESOURCE SURVEY), 4 (SOIL RESOURCE PLAN), 5 (LANDSCAPE DETAILS), 7 (PROTECTION OF EXISTING TREES), 8 (DRAINAGE), 13 (HISTORIC BUILDING) OF 16/00333/MNR	TY GWYN, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	162	False	Partial Discharge of Condition (s)	22/03/2017
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## LLAN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00020/DCH	05/01/2017	Jenkins	TWO STOREY SIDE EXTENSION, ALTERATIONS TO EXISTING CONSERVATORY AND PROPOSED DETACHED GARAGE	9 HUNTSMEAD CLOSE, THORNHILL, CARDIFF, CF14 9HY	56	True	Planning Permission be refused	02/03/2017
17/00223/DCH	02/02/2017	Harris	TWO STOREY EXTENSION TO FRONT, REAR AND SIDE	104 PINECREST DRIVE, THORNHILL, CARDIFF, CF14 9DU	42	True	Planning Permission be refused	16/03/2017
17/00330/DCH	15/02/2017	ROBERTS	CONSTRUCTION OF A FLAT ROOF ORANGERY	2 SHAFTESBURY CLOSE, THORNHILL, CARDIFF, CF14 9EJ	40	True	Permission be granted	27/03/2017
17/00256/DCH	08/02/2017	Jackson	REAR GROUND FLOOR EXTENSION TO BE UTILISED AS A CONSERVATORY	9 SHAFTESBURY CLOSE, THORNHILL, CARDIFF, CF14 9EJ	35	True	Permission be granted	15/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02426/MJR	11/10/2016	Dwr Cymru Welsh Water	ERECTION OF FENCING	LLANISHEN AND LISVANE RESERVOIRS, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	142	False	Permission be granted	02/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00167/MNR	26/01/2017	MEHMOOD	VARIATION OF CONDITION 12 (APPROVED PLANS) OF PLANNING PERMISSION 15/03062/MNR TO ENABLE MINOR CHANGES TO THE APPROVED TWO STOREY ATTACHED DWELLING	PART OF LAND AT 129 FISHGUARD ROAD, LLANISHEN, CARDIFF, CF14 5PS	56	True	Permission be granted	23/03/2017

#### LLDF

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00170/DCH	26/01/2017	Vekarya	TWO STOREY SIDE AND SINGLE STOREY SIDE AND REAR EXTENSIONS	16 ALLAN DURST CLOSE, DANESCOURT, CARDIFF, CF5 2RP	56	True	Permission be granted	23/03/2017
17/00102/DCH	19/01/2017	Moore	GROUND FLOOR SINGLE STOREY SIDE AND REAR EXTENSION, REAR DORMER, HIP TO GABLE ROOF EXTENSION, ROOFLIGHTS TO FRONT AND REAR AND ALTERATIONS	34 ST MICHAEL'S ROAD, LLANDAFF, CARDIFF, CF5 2AP	43	True	Permission be granted	03/03/2017
17/00178/DCH	01/02/2017	Collins	SINGLE STOREY REAR EXTENSION	11 PALACE ROAD, LLANDAFF, CARDIFF, CF5 2AF	41	True	Permission be granted	14/03/2017
17/00304/DCH	15/02/2017	Lewis	TWO STOREY EXTENSION TO NORTH SIDE OF HOUSE; SINGLE STOREY EXTENSION TO SOUTH AND EAST SIDE.	41 INSOLE GARDENS, LLANDAFF, CARDIFF, CF5 2HW	33	True	Permission be granted	20/03/2017
17/00257/DCH	10/02/2017	Williams	PROPOSED SINGLE STOREY EXTENSION TO FRONT & SIDE TO FORM PORCH AND SHOWER ROOM	54 HEOL SEDDON, DANESCOURT, CARDIFF, CF5 2QX	33	True	Permission be granted	15/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03071/MJR	28/12/2016	Girl's Day School Trust	DISCHARGE OF CONDITIONS 3 (EXTERNAL FINISHES), 4 (SAMPLE PANEL OF THE STONWORK AND MORTAR JOINTING) AND 5 (BOUNDARY WALL) 14/01752/DCO ALLOWED UNDER APPEAL APP/Z6815/E/15/3140807	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	85	False	Partial Discharge of Condition (s)	23/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02935/MNR	13/12/2016	Howells School, GDST	TO INSTALL A HALF-HEIGHT VERTICAL PLATFORM LIFT IN THE GROUND FLOOR LOBBY OF HOWELL'S SCHOOL TO PROVIDE 'ACCESS FOR ALL' TO THE SCHOOL'S GREAT HALL.	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	87	False	Permission be granted	10/03/2017

#### LLDN

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00234/DCH	14/02/2017	Grey	WC EXTENSION TO SIDE OF HOUSE AND SUNROOM TO REAR OF HOUSE	124 COLLEGE ROAD, GABALFA, CARDIFF, CF14 2NY	34	True	Permission be granted	20/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/00432/MJR	28/02/2017	Hafod Housing Association	MINOR AMENDMENTS TO DESIGN APPROVED UNDER PLANNING CONSENT 16/01779/MJR	CATHEDRAL VIEW, 95 GABALFA AVENUE, GABALFA, CARDIFF, CF14 2RU	20	True	Permission be granted	20/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00227/MNR	08/12/2016	Health Plus Pharamacy	NEW FASCIA SIGN TO FRONT (ILLUMINATED) AND NEW DIGITAL DISPLAY SIGN TO SIDE OF BUILDING (ILLUMINATED)	93 STATION ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FD	92	False	Split decision (part app./part ref.)	10/03/2017
17/00085/MNR	18/01/2017	Cardiff Council	RETENTION OF TWO EXISTING DEMOUNTABLE UNITS	YSGOL GLAN CEUBAL C/O GABALFA PRIMARY SCHOOL, COLWILL ROAD, GABALFA, CARDIFF, CF14 2QQ	54	True	Permission be granted	13/03/2017
16/02709/MNR	10/11/2016	Al-Affan	A SEPARATE DWELLING UNIT (2 STOREY BUILDING) AT 23 ABERDULAI ROAD	PART OF LAND AT 23 ABERDULAI ROAD, GABALFA, CARDIFF, CF14 2PH	126	False	Planning Permission be refused	16/03/2017

#### LLRU

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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16/02277/MNR	26/09/2016	HESP	DISCHARGE OF CONDITIONS 14(MEANS OF SITE ENCLOSURE), 15 (SCHEME OF CONSTRUCTION MANAGEMENT), 16 (DRAINAGE), 17 (DETAILS OF THE PROPOSED FLOOR LEVEL OF THE DWELLING UNITS IN RELATION TO THE EXISTING GROUND LEVEL AND THE FINISHED LEVELS), 18 (REFUSE STORAGE FACILITIES) AND 20 (CONSTRUCTION DETAILS OF THE FOOTWAY IMPROVEMENT WORKS TO THE FRONTAGE OF THE SITE) OF 15/01987/MNR	PENYRHEOL GUEST HOUSE, 735 NEWPORT ROAD, LLANRUMNEY, CARDIFF, CF3 4FD	164	False	Full Discharge of Condition	09/03/2017
17/00245/MNR	06/02/2017	El-Sayed	GROUND FLOOR REAR EXTENSION AND CONVERSION TO 2 FLATS	12 BROWNING CLOSE, LLANRUMNEY, CARDIFF, CF3 5NJ	51	True	Permission be granted	29/03/2017

#### PENT

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02991/DCH	22/12/2016	ALMEDLIJ	SINGLE STOREY REAR EXTENSION	9 BRYNHEULOG, PENTWYN, CARDIFF, CF23 7JA	78	False	Permission be granted	10/03/2017
17/00634/MJR	22/03/2017	Cardiff Community Housing Associaton	NON MATERIAL AMENDMENT TO ALLOW FOR DEMOLITION OF EXISTING BUILDINGS IN ADVANCE OF COMPLIANCE WITH CONDITIONS 5, 6, 7, 8, 12, 13, 16, 17,18, 19, 20, 21, 30, 31 and 32 OF 15/03158/MJR	FORMER LLANEDEYRN SHOPPING CENTRE, MAELFA, LLANEDEYRN	1	True	Permission be granted	23/03/2017

#### PENY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00189/DCH	30/01/2017	Grainger	PROPOSED PORCH	15 DOVEDALE CLOSE, PENYLAN, CARDIFF, CF23 5LS	52	True	Permission be granted	23/03/2017
17/00244/DCH	06/02/2017	Navid	REAR DORMER SET BACK 300mm FROM ORIGINAL MAIN HOUSE REAR WALL & HIP TO GABLE EXTN AND VELUX ROOF LIGHT TO FRONT NOT EXCEEDING150mm ABOVE ROOF PLANE	16 LONSDALE ROAD, PENYLAN, CARDIFF, CF23 9JF	44	True	Permission be granted	22/03/2017
17/00246/DCH	06/02/2017	Welch	DEMOLITION OF EXISTING REAR CONSERVATORY TO BE REPLACED WITH THE ERECTION OF REAR INFILL GROUND FLOOR EXTENSION	64 TY-DRAW ROAD, PENYLAN, CARDIFF, CF23 5HD	52	True	Permission be granted	30/03/2017
17/00312/DCH	14/02/2017	Hughes	GARAGE RELOCATION	13 ESKDALE CLOSE, PENYLAN, CARDIFF, CF23 5LF	45	True	Permission be granted	31/03/2017
17/00143/DCH	24/01/2017	Navid	GROUND & FIRST FLOOR REAR EXTENSION PLUS HIP TO GABLE REAR DORMER LOFT CONVERSION AND VELUX TO FRONT ROOF & PORCH EXTENSION & ROOF OVER GARAGE TO FRONT	16 LONSDALE ROAD, PENYLAN, CARDIFF, CF23 9JF	43	True	Permission be granted	08/03/2017
16/03040/DCH	05/01/2017	Wood	SINGLE STOREY REAR EXTENSION	4 PENYLAN COURT, TY-GWYN ROAD, PENYLAN, CARDIFF, CF23 5JH	57	False	Permission be granted	03/03/2017
16/03033/DCH	21/12/2016	Parsons	ALTERATIONS TO GROUND LEVELS TO REAR GARDEN, NEW STEPS AND MEANS OF ENCLOSURE	129 LLANEDEYRN ROAD, PENYLAN, CARDIFF, CF23 9DW	72	False	Permission be granted	03/03/2017
17/00134/DCH	25/01/2017	Frost	PROPOSED REPLACEMENT OF AN EXISTING PRE-CAST CONCRETE GARAGE WITH SHED/OUTBUILDING	8 AGINCOURT ROAD, ROATH, CARDIFF, CF23 5BN	54	True	Permission be granted	20/03/2017

16/02972/DCH	16/12/2016	Todd	2 STOREY SIDE AND REAR EXTENSION TO EXISTING SEMI-DETACHED HOUSE. DEMOLITION OF GARAGE AND RENEWAL OF THE ROOF TO THE EXISTING REAR EXTENSION	14 LOTHIAN CRESCENT, PENYLAN, CARDIFF, CF23 9HY	89	False	Planning Permission be refused	15/03/2017
16/03075/DCH	29/12/2016	Iqbal	GROUND & FIRST FLOOR REAR EXTENSIONS	5 SHARPE CLOSE, PENYLAN, CARDIFF, CF23 9AJ	76	False	Permission be granted	15/03/2017
17/00266/DCH	14/02/2017	davis	REAR GROUND FLOOR EXTENSION	4 ELDER WOOD CLOSE, PENYLAN, CARDIFF, CF23 9HG	34	True	Permission be granted	20/03/2017
17/00180/DCH	27/01/2017	Speirs	PROPOSED SINGLE STOREY SIDE GROUND FLOOR EXTENSION	60 COLCHESTER AVENUE, PENYLAN, CARDIFF, CF23 9BP	40	True	Permission be granted	08/03/2017
17/00192/DCH	30/01/2017	Swan	REMODELLING AND EXTENSION TO SINGLE-STOREY ANNEX AT REAR OF END OF TERRACE PROPERTY, INCLUDING INTERNAL REMODELLING TO FORM OPEN PLAN KITCHEN-DINER.	2 ST MARGARET'S CRESCENT, ROATH, CARDIFF, CF23 5AU	30	True	Permission be granted	01/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02895/MNR	05/12/2016	FRIENDS OF HOWARDIAN LOCAL NATURE RESERVE	SITING OF STANDARD LINED AND INSULATED STEEL STORAGE CONTAINER (20FT IN LENGTH) FOR A PERIOD OF NOT LESS THAN SIX YEARS TO STORE TOOLS AND OTHER MATERIALS USED BY THE FRIENDS OF HOWARDIAN LOCAL NATURE RESERVE	COLCHESTER AVENUE ALLLOMENTS, OFF HAMMOND WAY, PENYLAN, CARDIFF, C F23 9BB	98	False	Permission be granted	13/03/2017

16/02881/MNR	30/12/2016	Poynter	VARIATION OF CONDITIONS 4 AND 6 OF PLANNING PERMISISON 15/01704/MNR TO ALLOW THE SUBSTITUTION OF DRAWINGS SHOWING CHANGES TO THE COACH HOUSE DWELLING ON THE SITE OF THE FORMER STABLE	WHITE LODGE, TY-GWYN AVENUE, PENYLAN, CARDIFF, CF23 5JJ	63	False	Permission be granted	03/03/2017
A/17/00001/MNR	06/01/2017	Tapi Carpets & Floors	4 X ILLUMINATED FLEXBOX SIGNS. 1X INTERNALLY FIXED, ILLUMINATED BUILT UP 'SWIRL.' 1X FLAT NON ILLUMINATED GOODS IN SIGN	FORMER WREN KITCHENS LTD UNIT B, 479 NEWPORT ROAD, PENYLAN, CARDIFF, CF23 9AA	55	True	Permission be granted	02/03/2017
17/00474/MNR	02/03/2017	Malik	ESTABLISH USE FOR AN ADDITIONAL FLAT (FOUR IN TOTAL)	7 COLCHESTER AVENUE, PENYLAN, CARDIFF	13	True	Planning Permission be refused	15/03/2017

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16/02874/DCH	06/12/2016	TUCKER	SINGLE STOREY REAR EXTENSION	17 WELLFIELD PLACE, ROATH, CARDIFF, CF24 3PD	85	False	Permission be granted	01/03/2017
16/03074/DCH	29/12/2016	Campbell	GROUND & FIRST FLOOR REAR EXTENSIONS TO EXISTING C4 HMO	14 CRWYS PLACE, ROATH, CARDIFF, CF24 4NS	67	False	Permission be granted	06/03/2017
17/00243/DCH	06/02/2017	Morris	GROUND FLOOR REAR EXTENSION AND ALTERATIONS	113 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BS	39	True	Permission be granted	17/03/2017

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17/00065/MJR	19/01/2017	Willis Construction Ltd	DISCHARGE OF CONDITION 21 (DRAINAGE) OF 15/03159/MJR	CARDIFF SIXTH FORM COLLEGE, 97-99 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AG	54	True	Full Discharge of Condition	14/03/2017
17/00063/MJR	19/01/2017	Willis Construction Ltd	DISCAHRGE OF CONDITIONS 8 (ACCESS ROAD JUNCTION DETAILS) AND 10 (ENVIRONMENTAL IMPROVEMENTS TO FOOTPATH) OF 15/03159/MJR	CARDIFF SIXTH FORM COLLEGE, 97-99 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AG	62	False	Full Discharge of Condition	22/03/2017
17/00064/MJR	19/01/2017	Willis Construction Ltd	DISCHARGE OF CONDITIONS 4 (BOUNDARY TREATMENT), 6 (CYCLE STORAGE), 9 (CONSTRUCTION MANAGEMENT) AND 22 (REFUSE STORAGE) OF 15/03159/MJR	CARDIFF SIXTH FORM COLLEGE, 97-99 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AG	62	False	Full Discharge of Condition	22/03/2017
17/00592/MJR	20/03/2017	Parade Cardiff Ltd	ALTERATIONS TO DESIGN APPROVED UNDER 16/00887/MJR	11-13 CITY ROAD, ROATH, CARDIFF, CF24 3BJ	11	True	Permission be granted	31/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/03014/MNR	20/12/2016	Edwards	REMOVAL OF CONDITION (b) FROM 88/01695/W TO ENABLE THE DWELLING TO BE LET OR SOLD SEPARATELY TO THE MAIN DWELLING	18 TIMBERS SQUARE, ROATH, CARDIFF, CF24 3SG	97	False	Permission be granted	27/03/2017
17/00120/MNR	01/02/2017	Shaw	PROPOSED CONVERSION OF 1 NO HOUSE (IN MULTIPLE OCCUPATION), INTO 3 NO SELF CONTAINED FLATS	83 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PX	47	True	Permission be granted	20/03/2017
17/00179/MNR	27/01/2017	Shaw	PROPOSED CONVERSION OF 1 NO HOUSE (IN MULTIPLE OCCUPATION), INTO 3 NO SELF CONTAINED FLATS	85 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PX	52	True	Permission be granted	20/03/2017
16/02877/MNR	07/12/2016	Guru Estates	PROPOSED CONVERSION FROM 3 FLATS TO 4 FLATS AND MINOR EXTERNAL ALTERATIONS	120 CLAUDE ROAD, ROATH, CARDIFF, CF24 3QE	99	False	Permission be granted	16/03/2017
17/00069/MNR	18/01/2017	THD PROPERTIES LTD	CHANGE OF USE FROM RETAIL TO A3 RESTAURANT AND ALTERATIONS	UNITS 14&15 THE GLOBE CENTRE, WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PE	57	False	Permission be granted	16/03/2017

17/00169/MNR	26/01/2017	MAROGI	CONVERSION OF 3 BED FIRST FLOOR FLAT INTO 2 ONE BED FLATS WITH INTERNAL ALTERATIONS TO GROUND FLOOR FLAT	34 MOY ROAD, ROATH CARDIFF CF24 4TF	49	True	Permission be granted	16/03/2017
16/02923/MNR	08/12/2016	Tan	ERECTION OF 2 DWELLINGS	REAR OF 16-18 THE WALK, ROATH, CARDIFF, CF24 3AF	88	False	Planning Permission be refused	06/03/2017
17/00133/MNR	24/02/2017	Musgrove	SINGLE STOREY REAR EXTENSION AND CHANGE OF USE TO 5 PERSON HMO	34 KINCRAIG STREET, ROATH, CARDIFF, CF24 3HW	33	True	Permission be granted	29/03/2017
A/17/00023/MNR	17/02/2017	Benson	1 NO. FASCIA SIGN, 1 NO. PROJECTING SIGN AND 1 NO. TOTEM SIGN	EASTGATE HOUSE, 35-43 NEWPORT ROAD, ROATH, CARDIFF, CF24 0AB	17	True	Permission be granted	06/03/2017

**PON**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00227/DCH	02/02/2017	FUGE	CROSSOVER/DROPPED KERB	TARA COTTAGE, 2 TY'R WINCH ROAD, OLD ST MELLONS, CARDIFF, CF3 5UU	53	True	Permission be granted	27/03/2017
17/00004/DCH	03/01/2017	Kaitws	SINGLE STOREY FLAT ROOF REAR EXTENSION AND NEW PATIO GUARDING AND STEPPED ACES TO THE REAR GARDEN	12 CRESSFIELD DRIVE, PONTPRENNAU, CARDIFF, CF23 8NT	79	False	Permission be granted	23/03/2017
17/00268/DCH	08/02/2017	Wakeham	CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE REAR OF THE PROPERTY AND MINOR LANDSCAPING ALTERATIONS. THE STRUCTURE WILL COMPRISE A GRP FLAT ROOF, CAVITY WALLS TO MATCH EXISTING AND UPVC WINDOWS AND DOORS	8 AMBERLEY CLOSE, PONTPRENNAU, CARDIFF, CF23 8AY	35	True	Permission be granted	15/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02659/MJR	17/11/2016	South Wales Fire and Rescue Service	CONSTRUCTION OF COMPARTMENT FIRE BEHAVIOUR TRAINING (CFBT) FACILITY AND WELFARE BUILDING, ASSOCIATED FIRE FIGHTER BRIEFING SHELTERS, EXTERNAL PUMP PLANT ENCLOSURES, CAR PARKING, LANDSCAPING AND OTHER NECESSARY INFRASTRUCTURE WORKS	CARDIFF GATE TRAINING & DEVELOPMENT CENTRE, CHURCH ROAD, OLD ST MELLONS	132	False	Permission be granted	29/03/2017
17/00213/MJR	06/02/2017	Persimmon Homes East Wales	ALTERATIONS TO 14/02556/MJR - REVISIONS TO PLOTS 148 - 150, 237/238, 240 / 241, 246, 254/255, 313-316, 317/318 & 319	PHASE 1, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	37	True	Permission be granted	15/03/2017

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00041/MNR	27/01/2017	Bellway Homes Wales	DEMOLITION OF OLD BARN/CORRUGATED STEEL SHED	BJ SKIPS, CHURCH FARM, CHURCH ROAD, OLD ST MELLONS, CARDIFF, CF3 6YA	52	True	Prior Approval be granted	20/03/2017
17/00252/MNR	06/02/2017	Bell	ALTERATIONS TO 12/00766/DCO - BIN STORE	PWLLCOCH FARM, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	28	True	Permission be granted	06/03/2017

**PYCH**

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
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17/00094/DCH	17/01/2017	Hayward	GROUND FLOOR REAR EXTENSION	20 MAES-Y-SARN, PENTYRCH, CARDIFF, CF15 9QQ	45	True	Permission be granted	03/03/2017
17/00016/DCH	09/01/2017	Schindler	DEMOLITION OF EXISTING TWO STOREY REAR ANNEX AND TWO STOREY REAR AND SIDE EXTENSION.	GELLI DAWEL, CEFN BYCHAN, PENTYRCH, CARDIFF, CF15 9PG	60	False	Permission be granted	10/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02622/MNR	07/11/2016	Walrond	DEMOLISH THE EXISTING BUNGALOW AND OUTBUILDINGS AND CONSTRUCT TWO NEW 3-BED DETACHED DWELLINGS	PANT BUNGALOW, 14 HEOL-Y-PENTRE, PENTYRCH, CARDIFF, CF15 9QE	129	False	Permission be granted	16/03/2017
16/00325/MNR	12/02/2016	Creigiau Developments Ltd	DISCHARGE OF CONDITIONS 3 (HARD AND SOFT LANDSCAPING), 7 (CONTAMINATION), 8 (REMEDIATION SCHEME AND VERIFICATION PLAN), 10 (CONTAMINATION ASSESSMENT), 11 (GAS MONITORING), 13 (FOUL AND SURFACE WATER DISCHARGES), 14 (DRAINAGE SCHEME) AND 15 (DETAILS OF TURNING SPACE) OF PLANNING APPLICATION 15/01547/MNR	FORMER PANT Y CAERAU NURSERIES, CHURCH ROAD, PENTYRCH, CARDIFF, CF15 9QF	391	False	Partial Discharge of Condition (s)	09/03/2017
17/00078/MNR	13/01/2017	Redrow Homes	DISCHARGE OF CONDITIONS 16 (TOPSOIL) AND 17 (AGGREGATE) OF 13/00836/DCO	LAND NORTH OF HEOL GOCH, PENTYRCH, CARDIFF	75	False	Full Discharge of Condition	29/03/2017

#### RADY

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00220/DCH	09/02/2017	Shariff	PROPOSED SIDE AND REAR EXTENSIONS	40 HEOL ISAF, RADYR, CARDIFF, CF15 8DY	48	True	Permission be granted	29/03/2017



16/03032/DCH	09/01/2017	Laybourne	PROPOSED CONVERSION OF EXISTING GARAGE TO KITCHEN WITH EXTENSION ABOVE TO PROVIDE A FURTHER BEDROOM	14 ARUDUR HEN, RADYR, CARDIFF, CF15 8FX	73	False	Permission be granted	23/03/2017
17/00161/DCH	25/01/2017	Wittle	REAR SINGLE STOREY EXTENSION TO FORM A PLAY ROOM TO THE REAR OF KITCHEN	21 PARK ROAD, RADYR, CARDIFF, CF15 8DG	40	True	Permission be granted	06/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00326/MJR	15/02/2017	Redrow Homes Ltd.	MINOR AMENDMENTS TO THE EXTERNAL APPEARANCE OF TWO HOUSETYPES (LUDLOW AND HIGHGATE) COMPRISING THE REMOVAL/RELOCATION OF WINDOWS. PLEASE REFER TO COVERING LETTER FOR FULL DETAIL.	LAND NORTH OF LLANTRISANT ROAD, ADJACENT TO CLOS PARC RADYR, CARDIFF	27	True	Permission be granted	14/03/2017

#### RHIW

<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
16/02415/DCH	28/11/2016	Hilvington	DISCHARGE OF CONDITION 10 (CAR PARKING) OF 14/02148/DCH	67 WENALLT ROAD, RHIWBINA, CARDIFF, CF14 6SB	107	False	Full Discharge of Condition	15/03/2017
17/00184/DCH	27/01/2017	Gethin	REPLACEMENT OF EXISTING FENCING AND WOODEN SHED AT THE REAR OF THE PROPERTY.	51 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EJ	52	True	Permission be granted	20/03/2017
16/02930/DCH	12/12/2016	Jones	FIRST FLOOR DOMESTIC EXTENSION TO REAR OF THE PROPERTY INCLUDING EXTERNAL AND INTERNAL ALTERATIONS	27 LON ISA, RHIWBINA, CARDIFF, CF14 6EE	88	False	Permission be granted	10/03/2017

17/00044/DCH	11/01/2017	Harkus	PROPOSED SINGLE STOREY REAR EXTENSION	4 HEOL UCHAF, RHIWBINA, CARDIFF, CF14 6SP	49	True	Permission be granted	01/03/2017
16/02698/DCH	11/11/2016	Pow	EXTENSION TO SIDE AND REAR	17 Y GROES, RHIWBINA, CARDIFF, CF14 6DX	133	False	Permission be granted	24/03/2017
16/02699/DCH	11/11/2016	Pow	EXTENSION TO SIDE AND REAR	17 Y GROES, RHIWBINA, CARDIFF, CF14 6DX	133	False	Permission be granted	24/03/2017
17/00273/DCH	16/02/2017	Jenkins	DORMER ROOF CONVERSION	3 ERW WEN, RHIWBINA, CARDIFF, CF14 6JW	27	True	Permission be granted	15/03/2017
17/00261/DCH	13/02/2017	Coad	THE DEMOLITION OF THE EXISTING REAR EXTENSION AND THE CONSTRUCTION OF A SINGLE STOREY AND DOUBLE STOREY REAR EXTENSION	29 LON-Y-RHYD, RHIWBINA, CARDIFF, CF14 6JS	28	True	Permission be granted	13/03/2017
17/00309/DCH	14/02/2017	MacLeod	PROPOSED SINGLE STOREY MONO-PITCHED EXTENSION TO REAR AND SIDE OF PROPERTY	25 HEOL-Y-BRYN, RHIWBINA, CARDIFF, CF14 6HX	31	True	Permission be granted	17/03/2017
17/00269/DCH	09/02/2017	JONES	PROPOSED SINGLE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO PROPERTY	23 HEOL-YR-EFAIL, RHIWBINA, CARDIFF, CF14 4SR	39	True	Permission be granted	20/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
A/16/00151/MNR	19/08/2016	Farleigh-Page	NEW FASCIA SIGN AND WINDOW ADVERTISEMENTS	2A WAUN-Y-GROES AVENUE, RHIWBINA, CARDIFF, CF14 4SY	216	False	Permission be granted	23/03/2017
17/00198/MNR	06/02/2017	Blue Sky Digital	ALTERATIONS TO 15/02432/MNR - TO CHANGE THE EXTERNAL BOUNDARY WALL FROM BRICKWORK TO RENDERED BLOCKWORK	THE INFO GROUP, 2A HEOL-Y-COED, RHIWBINA, CARDIFF, CF14 6HP	28	True	Permission be granted	06/03/2017

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17/00001/DCH	16/01/2017	Pickrell	REPLACEMENT OF EXISTING SINGLE GLAZED FRONT WINDOWS WITH NEW WOODEN SASH DOUBLE-GLAZED WINDOWS. REPLACEMENT OF EXISTING WOODEN SINGLE GLAZED FRONT DOOR AND SIDE LIGHTS WITH NEW WOODEN DOUBLE GLAZED FRONT DOOR AND SIDE LIGHTS.	7 PITMAN STREET, RIVERSIDE, CARDIFF, CF11 9DJ	53	True	Permission be granted	10/03/2017
16/02864/DCH	06/12/2016	Scott	RENOVATION AND EXTENSION TO REAR OF PROPERTY	9 PEN-HILL ROAD, PONTCANNA, CARDIFF, CF11 9PQ	87	False	Permission be granted	03/03/2017
17/00057/DCH	12/01/2017	ROBERTS	RENOVATION AND EXTENSION TO REAR OF PROPERTY REPLACEMENT WINDOWS	66 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HJ	53	True	Permission be granted	06/03/2017
17/00113/DCH	19/01/2017	Mably Investments Ltd	PROPOSED SINGLE STOREY REAR EXTENSION	87 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PG	63	False	Permission be granted	23/03/2017
17/00214/DCH	01/02/2017	Davies	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND REBUILD OF A SINGLE STOREY REAR EXTENSION TO A DWELLING HOUSE	71 PLASTURTON AVENUE, PONTCANNA, CARDIFF, CF11 9HN	33	True	Permission be granted	06/03/2017
17/00317/DCH	14/02/2017	Khan	NMA -16/01954/DCH. FRENCH DOOR/WINDOWS INSTEAD OF APPROVED WINDOW IN GARAGE CONVERSION	25 CLOS DEWI SANT, RIVERSIDE, CARDIFF, CF11 9EW	22	True	Permission be granted	08/03/2017
17/00398/DCH	22/02/2017	Mo	ALTERATIONS TO 15/03093/DCH - AMENDMENT OF CONDITION 3 - TO ALLOW STANDARD ROOFLIGHTS.	34 CONWAY ROAD, PONTCANNA, CARDIFF, CF11 9NT	20	True	Permission be granted	14/03/2017

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17/00263/MJR	13/02/2017	Glamorgan Cricket	THE LOCATION OF 2 TEMPORARY DEMOUNTABLE PORTA-CABINS UNITS (2 MONTHS)	SWALEC STADIUM, SOPHIA CLOSE, RIVERSIDE, CARDIFF, CF11 9XR	37	True	Permission be granted	22/03/2017

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17/00152/MNR	24/01/2017	Evolve Developments	RETENTION OF CONVERSION TO 3 NO DWELLINGS (AMENDMENTS TO PREVIOUSLY APPROVED SCHEME 15/00808/MNR)	21A SMEATON STREET, RIVERSIDE, CARDIFF, CF11 6EF	58	False	Permission be granted	23/03/2017
17/00040/MNR	19/01/2017	WH Development Ltd	EXTENSION OF THE FIRST FLOOR TO ACCOMMODATE OFFICE FLOORSPACE AND ASSOCIATED EXTERNAL ALTERATIONS	WELLINGTON HOUSE, 1-9 WELLINGTON STREET, RIVERSIDE, CARDIFF, CF11 9BE	64	False	Permission be granted	24/03/2017
17/00345/MNR	14/02/2017	Chan	NEW SHOPFRONT	KING WOK, 14 WYNDHAM CRESCENT, RIVERSIDE, CARDIFF, CF11 9EH	45	True	Permission be granted	31/03/2017
17/00055/MNR	19/01/2017	BT Payphones	INSTALLATION OF PUBLIC TELEPHONE KIOSK COMBINING PUBLIC TELEPHONE SERVICE AND ATM SERVICE	211 COWBRIDGE ROAD EAST, RIVERSIDE	55	True	Permission be granted	15/03/2017
16/03060/MNR	05/01/2017	City Church - Elim Foursquare Gospel Alliance (charity number	NEW ENTRANCE CANOPY & BUILDING FACADE REFURBISHMENT	CITY CHURCH, 39-47 COWBRIDGE ROAD EAST, RIVERSIDE, CARDIFF, CF11 9AD	55	True	Permission be granted	01/03/2017
17/00429/MNR	03/03/2017	CFElevan	DISCHARGE OF CONDITION 7 (BIN STORAGE) OF 16/02493/MNR	151 CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9PJ	18	True	Full Discharge of Condition	21/03/2017

**RUMN**

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17/00125/DCH	02/02/2017	BOWGEN	PROPOSED LEAN-TO REAR EXTENSION AND CONVERSION OF GARAGE TO LIVING SPACE	46 CASTLE RISE, RUMNEY, CARDIFF, CF3 4BB	53	True	Permission be granted	27/03/2017
17/00278/DCH	08/02/2017	Williams	GROUND FLOOR REAR EXTENSION & TWO STOREY SIDE EXTENSION	16 DOWNTON RISE, RUMNEY, CARDIFF, CF3 3BH	50	True	Permission be granted	30/03/2017
17/00207/DCH	31/01/2017	Armstrong	TWO STOREY SIDE EXTENSION CONTAINING GARAGE AT GROUND FLOOR AND BEDROOM AND EN-SUITE AT FIRST FLOOR	35 WHITEHALL PARADE, RUMNEY, CARDIFF, CF3 3DL	34	True	Permission be granted	06/03/2017

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17/00158/MNR	01/02/2017	Mrs Nita Shah	CHANGE OF USE TO A3 AND ALTERATIONS TO SHOP FRONT	828 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LH	51	True	Permission be granted	24/03/2017
16/02282/MNR	13/10/2016	DELAMIE	CONSTRUCTION OF FOUR LIGHT INDUSTRIAL UNITS	LAMBY WAY WORKSHOPS, LAMBY WAY, WENTLOOG, CARDIFF, CF3 2EQ	148	False	Permission be granted	10/03/2017

**SPLO**

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16/02179/DCH	07/09/2016	Khan	DEMOLITION OF EXISING GARAGE. 2 STOREY EXTENSION (SIDE/REAR) TO FORM ELDERLY ACCOMODATION TO GROUND FLOOR WITH ADDITIONAL BEDROOM AND BATHROOM TO FIRST FLOOR. SINGLE STOREY REAR EXTENSION. ROOFSPACE CONVERSION TO FORM BEDROOM WITH FLAT ROOF DORMER. UPGRADING OF FORECOURT TO PROVIDE 3 PARK SPACES.	44 MADOC ROAD, TREMORFA, CARDIFF, CF24 2TA	184	False	Permission be granted	10/03/2017
16/02280/DCH	10/10/2016	Ottmann	INSTALL WOODEN DECKING AND BALUSTRADE (STEEL POSTS AND FROSTED GLASS) ON THE ROOF OF AN EXISTING EXTENSION	21 COURTENAY ROAD, SPLOTT, CARDIFF, CF24 2JP	157	False	Planning Permission be refused	16/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00561/MJR	15/03/2017	Lidl UK GmbH	ALTERATIONS TO 15/02760/MJR RELOCATION OF TROLLEY BAY FROM POSITION SHOWN ON CONSENTED SCHEME AND SEPARATE CYCLE RACK	LIDL, EAST TYNDALL STREET, SPLOTT, CARDIFF, CF24 5EH	7	True	Permission be granted	22/03/2017
<u>Application Number</u>	<u>Registered</u>	<u>Applicant Name</u>	<u>Proposal</u>	<u>Location</u>	<u>Days taken to decision</u>	<u>8 Week target Achieved?</u>	<u>Decision</u>	<u>Decision Date</u>
17/00531/MNR	09/03/2017	Zaman	NON MATERIAL AMENDMENT TO PLANNING APPLICATION 16/01825/MNR TO INCREASE THE HEIGHT OF THE COACH HOUSE RIDGE BY 0.3 METRES	39-41 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2BU	14	True	Permission be granted	23/03/2017

TROW

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17/00190/DCH	07/02/2017	Smith	EXTENSION TO REAR OF PROPERTY, SINGLE-STORY 6 X 5 METRE'S REPLACING EXISTING CONSERVATORY.	1 WILLOW HERB CLOSE, ST MELLONS, CARDIFF, CF3 0RA	41	True	Permission be granted	20/03/2017
17/00203/DCH	30/01/2017	c/o agent	RENEWAL OF 12/00077/DCH - NEW SINGLE STOREY FRONT EXTENSION FOR WC, WIDEN DRIVE AND DROPPED KERB	334 GREENWAY ROAD, TROWBRIDGE, CARDIFF, CF3 1QS	37	True	Permission be granted	08/03/2017
17/00221/DCH	13/02/2017	Evans	PROPOSED SECOND STOREY EXTENSION OVER GARAGE WITH SINGLE STOREY EXTENSION TO THE REAR. NEW BOUNDARY WALL TO REPLACE EXISTING FEATHER-BOARD FENCE	107 HARRISON DRIVE, ST MELLONS, CARDIFF, CF3 0PW	21	True	Permission be granted	06/03/2017
17/00137/DCH	30/01/2017	Phillips	SINGLE STORY EXTENSION TO SIDE ELEVATION OF PROPERTY TO AFFORD AN ADDITIONAL LIVING ROOM	13 HARRISON DRIVE, ST MELLONS, CARDIFF, CF3 0NU	35	True	Permission be granted	06/03/2017

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16/01150/MJR	13/05/2016	David Wilson Homes	RESERVED MATTERS APPLICATION, FOR THE ERECTION OF 83 UNITS, PUBLIC OPEN SPACE, LANDSCAPE PLANTING, HIGHWAY IMPROVEMENTS AND OTHER ASSOCIATED WORKS (DISCHARGING CONDITIONS IMPOSED ON THE OUTLINE PERMISSION 13/01172/DCO)	LAND ADJACENT TO SPRINGFIELD NURSERIES, NEWPORT ROAD, ST MELLONS, CARDIFF, CF3 2WJ	312	False	Permission be granted	21/03/2017

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17/00103/MNR	20/01/2017	Carrier Rental Systems (UK) Ltd	VARIOUS WORKS TO UNITS X1 & X2, INCLUDING ERECTION OF PALISADE FENCING, INSERTION OF A ROLLER SHUTTER DOOR AND 2 NO. WINDOWS	UNIT X CAPITAL POINT, CAPITAL BUSINESS PARK, PARKWAY, WENTLOOG	53	True	Permission be granted	14/03/2017
A/17/00007/MNR	31/01/2017	Liberata UK Ltd	SIGNAGE TO FRONT ELEVATION	3 FOUNTAIN COURT, FOUNTAIN LANE, ST MELLONS	34	True	Permission be granted	06/03/2017

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17/00076/DCH	16/01/2017	Bown	PROPOSED SINGLE STOREY EXTENSION TO REAR AND MINOR ALTERATIONS	61 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DY	63	False	Permission be granted	20/03/2017
16/02985/DCH	02/02/2017	EVANS	PROPOSED TWO STOREY SIDE EXTENSION	CHERRY COTTAGE, HEOL DON, WHITCHURCH, CARDIFF, CF14 2AR	46	True	Permission be granted	20/03/2017
17/00082/DCH	19/01/2017	O'Neil	PART 2 STOREY / 1ST FLOOR EXTENSION TO SIDE, 1ST FLOOR EXTENSION WITH JULIETTE BALCONY TO REAR AND INTERNAL ALTERATIONS TO EXISTING PROPERTY	4 TWYN-Y-FEDWEN, WHITCHURCH, CARDIFF, CF14 1HU	43	True	Permission be granted	03/03/2017
16/02962/DCH	14/12/2016	Hanna	ALTERATIONS TO 15/03047/DCH - REDUCTION IN WIDTH OF THE GROUND FLOOR REAR EXTENSION, AWAY FROM THE NEIGHBOURING BOUNDARY	67 CHURCH ROAD, WHITCHURCH, CARDIFF, CF14 2DY	98	False	Permission be granted	22/03/2017
17/00288/DCH	09/02/2017	ODonnell	REAR SINGLE STOREY EXTENSION	12 HEOL PENYFAI, WHITCHURCH, CARDIFF, CF14 1SB	49	True	Permission be granted	30/03/2017



17/00491/DCH	06/03/2017	Evans	ALTERATIONS TO 16/02431/DCH - CHANGE OF EXTERNAL WALL FINISH FROM BRICK TO RENDER, PAINTED TO MATCH EXISTING	2 CORYTON CLOSE, WHITCHURCH, CARDIFF, CF14 7ER	11	True	Permission be granted	17/03/2017
17/00197/DCH	30/01/2017	Sullivan	2 STOREY REAR EXTENSION & REAR DORMER	32 LON-Y-CELYN, WHITCHURCH, CARDIFF, CF14 7BW	32	True	Planning Permission be refused	03/03/2017
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17/00277/MNR	10/02/2017	City of Cardiff Council	INSTALLATION OF NEW EXTERNAL FLUE TO TERMINATION ABOVE ROOF LEVEL	SYCAMORE HOUSE 1-95, HOLLYBUSH ESTATE, WHITCHURCH	45	True	Permission be granted	27/03/2017
17/00274/MNR	10/02/2017	City of Cardiff Council	INSTALLATION OF NEW EXTERNAL FLUE TO TERMINATE ABOVE ROOF LEVEL	BEECH HOUSE 1-99, HOLLYBUSH ESTATE, WHITCHURCH	46	True	Permission be granted	28/03/2017
17/00237/MNR	13/02/2017	PATEL	DISCHARGE OF CONDITIONS 6 (CYCLE STORAGE) 7 (BIN STORAGE) AND 9 (PARKING) OF PLANNING PERMISSION 10/02298/DCO	10 BROOK ROAD, WHITCHURCH	22	True	Full Discharge of Condition	07/03/2017

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