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AGENDA

Committee	PLANNING COMMITTEE
Date and Time of Meeting	WEDNESDAY, 10 JANUARY 2018, 1.30 PM
Venue	COMMITTEE ROOM 4 - COUNTY HALL
Membership	Councillor Keith Jones (Chair) Councillors Gordon, Ahmed, Asghar Ali, Congreve, Driscoll, Goddard, Hudson, Jacobsen, Jones-Pritchard, Lay and Keith Parry

1 Apologies for Absence

2 Minutes

To approve as a correct record the minutes of the meeting held on 13 December 2017 – to follow

3 Declarations 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: 15/02960/MNR Proposed dwellings (4) - land to the rear of 30 Springfield Gardens, Morganstown

Application: 17/01963/MJR Land off Mynachdy Road, Mynachdy Road, Mynachdy.

5 Development Control Applications

- a 17/01935/MJR - The Michaelston, 105 Michaelston Road, Ely, Cardiff, CF5 4SY

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- b 15/02960/MNR - 30 Springfield Gardens, Morganstown, Cardiff, CF15 8LQ
- c 17/01963/MJR - Land off Mynachdy Road, Mynachdy Road, Mynachdy, Cardiff
- d 17/01020/DCH - Tyn y Coed, 73 Cardiff Road, Llandaff, Cardiff, CF5 2AA
- e 17/02538/MNR - 70 Gelligaer Street, Cathays, Cardiff, CF24 4LB

6 Applications decided by Delegated Powers - December 2017

7 Urgent Item(s) (if any)

8 Date of Next Meeting

The date of the next scheduled meeting of the Planning Committee is Wednesday 7 February 2018 at 2.30 pm

Davina Fiore

Director Governance & Legal Services

Date: Thursday, 4 January 2018

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

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

AM & MP OBJECTION

COMMITTEE DATE: 10/01/2018

APPLICATION No. **17/01935/MJR** APPLICATION DATE: 07/08/2017ED: **ELY**

APP: TYPE: Full Planning Permission

APPLICANT: NRB Properties Ltd

LOCATION: THE MICHAELSTON, 105 MICHAELSTON ROAD, ELY,
CARDIFF, CF5 4SYPROPOSAL: CHANGE OF USE FROM PUBLIC HOUSE (A3) TO RETAIL
(A1) WITH 'BACK OF HOUSE ' EXTENSION, WITH
REFURBISHMENT OF EXISTING FIRST FLOOR FLAT
NEW BUILD MIXED USE STOREY BLOCK WITH GROUND
FLOOR RETAIL (A3) AND 8 NO. FLATS ABOVE
ALL WITH ASSOCIATED PARKING & LANDSCAPING
ALTERATIONS

RECOMMENDATION 1 : That, subject to the relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of 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 10 of this report, planning permission be **GRANTED** subject to the following conditions and for the following reasons:

1. C01 Statutory Time Limit
2. The Development shall be carried out in accordance with the following approved plans:

PL 100 – Site Location Plan
 PL 102 – Existing Site Survey
 PL 110 – Existing Ground Floor Plan
 PL 111 – Existing First Floor Plan
 PL 112 – Existing Roof Plan
 PL 113 - Existing Context Elevations - South and West Views
 PL 114 - Existing Context Elevations – North and East Views
 PL 115 - Existing Elevations – Existing Michaelston Public House
 PL 116 - Existing Sections – Section A-A and B-B
 PL 125 – Demolition Plan - Ground Floor
 PL 126 – Demolition Plan – First Floor
 PL 200, Rev A – Proposed Ground Floor Plan
 PL 230, Rev A – Proposed GA First Floor Plan
 PL 231, Rev A – Proposed GA Second Floor Plan
 PL 204, Rev A – Proposed Roof Plan
 PL 301 – Rev B – Proposed Context Elevations – View from South

PL 302, Rev A – Proposed Context Elevations – View from North
 PL 303 – Rev B – Proposed Context Elevations – View from West
 PL 304, Rev A – Proposed Context Elevations – View from East
 PL 310 – Proposed Elevations – Refurbished Building
 PL 311 – Rev B – Proposed Elevations – New Build
 PL 408 – Proposed Part Section & Part Elevation Details Sheet 4
 PL 409 – Proposed Part Section & Part Elevation Details Sheet 5
 PL 413 – Proposed Part Section Detail Sheet 4 – Section through South Elevation
 PL 414 – Proposed Part Section Detail Sheet 5 – Section through East Elevation
 PL 415 – Proposed Part Section Site Boundary Details Sheet 6
 PL 420, Rev A – Proposed Context Section A-A
 PL 421, Rev A – Proposed Context Section B-B
 PL 422 – Proposed Context Section C-C
 PL 1001 – Rev B - Proposed Perspective
 Sun Path Analysis – The Michaelston Inn (November 2017)
 Swept Path Analysis – CC1617 – Drawing 001, Rev E
 Swept Path Analysis – CC1617 – Drawing 003, Rev D
 1165/PL/01 – Rev B - Landscape Proposals
 Planting Methodology and Five-Year Soft Landscape Management Plan -Project no. 1165 – Dated 24th October 2017
 Plan 1 dated 19.10.17 (Public Realm Enhancement Scheme)

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. 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 in accordance with policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
4. The retail units 1 & 2 as shown on plan ref: PL200 rev A shall be used as coffee shops/restaurants 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).
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) The retail units 1 & 2 as shown on plan number PL200 Rev A June 2017 shall not be used for the sale of hot food for

consumption off the premises.

Reason: To ensure that the use of the premises does not prejudice the amenities of the area in accordance with policies KP5, EN13 and R6 of the Cardiff Local Development Plan.

6. No member of the public shall be admitted to or allowed to remain on the A3 hereby approved premises between the hours of 23.00 and 07.00 on any day. Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected in accordance with policy EN13 of the Cardiff Local Development Plan (2006-2026).
7. No member of the public shall be admitted to or allowed to remain on the A1 hereby approved premises between the hours of 23.00 and 06.00 on any day. Reason: To ensure the amenity of occupiers of other premises in the vicinity are protected in accordance with policy EN13 of the Cardiff Local Development Plan (2006-2026).
8. There shall be no arrival, departure, loading or unloading of delivery vehicles between the hours of 20.00 and 07.00 on Monday to Saturday and no deliveries to take place on a Sunday. There shall be a no idling policy on all delivery vehicles except for temperature controlled deliveries where preservation of food products is required.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected in accordance with policy EN13 of the Cardiff Local Development Plan (2006-2026).
9. A scheme of sound insulation works to the floor/ceiling structure between the commercial unit and proposed residential shall be submitted to and agreed by the Local Planning Authority in writing and implemented prior to occupation.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected. Note to applicant this will require a greater level of sound insulation than that stipulated by building regulation approved document E in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).
10. Any fixed plant and equipment shall be designed and installed 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, in accordance with policy EN13 of the Cardiff Local Development Plan (2006-2026).
11. Notwithstanding the submitted landscaping plan and specification, a finalised plan and specification shall be submitted to and approved in writing by the LPA prior to any site preparation, clearance or development. The finalised documents shall include a landscaping

implementation plan and shall be informed by a Soil Resource Survey and Plan prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should the survey identify that imported topsoil and/or subsoil will be required for the proposed landscaping, then this soil shall be of pH 7.0-5.5 on placement unless otherwise agreed in writing with the LPA. Reason: To enable the Local Planning Authority to determine that the proposals will maintain and improve the amenity and environmental value of the area, and to monitor compliance in accordance with policies KP5 and EN8 of the adopted Cardiff Local Development Plan (2006-2026).

12. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of condition 13, unless the Local Planning Authority gives written consent to any variation.

Reason: To maintain and improve the amenity and environmental value of the area in accordance with policy EN8 of the adopted Cardiff Local Development Plan (2006-2026).

13. If at any time the use of the premises are to involve the preparation and cooking of hot food the extraction of all fumes from the food preparation areas shall be mechanically extracted to a point to be agreed with the Local Planning Authority, and the extraction system shall be provided with a de-odorising filter. Details of the above equipment shall be submitted to, and approved by, the Local Planning Authority in writing and the equipment installed prior to the commencement of use for the 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 that the amenities of occupiers of other premises in the vicinity are protected in accordance with policy EN13 of the Cardiff Local Development Plan (2006-2026).

14. 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

15. 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 in accordance with policy EN13 of the Cardiff Local Development Plan.

16. 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 2012), 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.

17. The remediation scheme approved by condition 16 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 2012), 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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 in accordance with policy EN10 of the adopted Cardiff Local Development Plan.

23. No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The plan shall provide for:
- (i) access;
 - (ii) the parking of vehicles of site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development;
 - (v) the erection and maintenance of security hoarding;
 - (vi) wheel washing facilities;
 - (vii) measures to control the emission of dust and dirt during construction;
 - (viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety, public amenity and to avoid any conflict situations with students and/or staff attending/working on this site in accordance with policies T5, T6 and EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

24. Notwithstanding the cycle parking facilities shown on the submitted plans, prior to the commencement of development details showing the provision of cycle parking spaces serving the retail element of the proposed scheme and cycle store serving the residential properties 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. 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 in accordance with policies KP5 and T5 of the Cardiff Local Development Plan.

25. Notwithstanding the car parking and manoeuvring areas shown on the submitted plans, prior to the commencement of development details showing the car parking and manoeuvring areas proposed shall be submitted to and approved in writing by the local planning authority in accordance with Policy T5 of the Cardiff Local Development Plan and the guidance contained in the Access, Circulation and Parking Standards SPG. Details should be provided which demonstrate;

- The appropriate provision of parking spaces for the retail provision proposed;
- The appropriate provision of parking spaces for the residential

properties proposed;

- The appropriate provision of disabled spaces;
- Details regarding the means by which the parking spaces reserved for the residential properties would be differentiated from those associated with the retail offer;
- Details of the ANPR system indicated on the plans

Reason: To make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic, in accordance with policy T5 of the adopted Cardiff Local Development Plan.

26. Notwithstanding plan ref: PL 200, Rev A – Proposed Ground Floor Plan, no development shall take place until details of a secondary levelled access within the northeast corner of the site has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the beneficial occupation of the development and thereafter retained.

Reason. To improve the accessibility of the development for all, in accordance with policies KP5, T1 and T5 of the adopted Cardiff Local Development Plan (2006-2026).

27. The means of site enclosures hereby approved shall be constructed in accordance with Plan ref: PL415 – Proposed Part Section Site Boundary Details Sheet 6 prior to the development being put into beneficial use.

Reason: to ensure that the amenities of the area are protected in accordance with policy KP5 of the adopted Cardiff Local Development Plan (2006 – 2026).

28. Prior to the beneficial occupation of the site, a scheme of works to the Michaelston Road and Drope Road footways, as shown in principle on Plan 1 dated 19.10.17, shall be submitted to and approved in writing by the LPA. The footway repaving scheme shall include drainage, signing and lining, renewal of kerbs, channels and edging, and Traffic Regulation Orders as may be required. The agreed scheme to be implemented to the satisfaction of the LPA prior to beneficial occupation.

Reason: To ensure the provision of access to the proposed development, in the interests of highway and pedestrian safety.

Reason: To ensure the provision of access to the proposed development, in the interests of highway and pedestrian safety in accordance with policies KP5, T1, T5 of the adopted Cardiff Local Development Plan.

29. Prior to the beneficial occupation of the site, details of the installation on site a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be installed and maintained. All external lighting shall be designed to avoid light spill into neighbouring

residential properties. All external lighting shall be installed in accordance with the approved details.

Reason: In the interests of residential amenity in accordance with Policies KP5 and EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

30. Prior to beneficial occupation of the site, details of any external CCTV system shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed on site and thereafter maintained.

Reason: To assist in the prevention of prevention of crime and anti-social behaviour, in accordance with Policies KP5 and C3 of the adopted Cardiff Local Development Plan (2006 - 2026).

31. Notwithstanding the submitted plans, the windows proposed in the western elevation of flats 2 and 6 of the new-build block shall be obscurely glazed and non-opening above 1.8m.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the adopted Cardiff Local Development plan (2006 - 2026).

32. Notwithstanding the submitted plan reference PL200 Rev A, the boundary wall between the application site and Service Lane serving the existing parade of shops to the North shall be retained within the proposed development.

Reason : To assist in the prevention of crime and anti-social behaviour, in accordance with Policies KP5 and C3 of the Adopted Cardiff Local Development Plan 2006-2026.

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;
- (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: This development falls within a radon affected area and may require basic radon protective measures, as recommended for the purposes of the Building Regulations 2010.

RECOMMENDATION 4: 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 The applicant is also advised that some public sewers and lateral drains may not be recorded on our 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.

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 water mains 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. Part or all of this development site is at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, we are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken. To ensure an adequate mains water supply to service this development, a booster pump will need to be installed and associated water mains laid to the development site. Costs and the future maintenance will be the developer's responsibility.

RECOMMENDATION 5 : That the developer be advised to have regard to the advice of the Design out Crime Officer, South Wales Police, in his letter dated

17th August, which has been forwarded to the agent. South Wales Police operates the Secure by Design (SBD) initiative and is a National Police Chiefs Council and Home Office scheme which promotes the inclusion of crime prevention measures into developments. A safe and secure environment is the prime objective of the Secured by Design initiative. To achieve this result, equal weight should be given to both environmental design and physical security. For further information on Secured by Design Standards' please visit the website www.securedbydesign.com

RECOMMENDATION 6: The applicant is advised that the proposed A3 units are required to provide litter bins at the front of the unit in order to prevent littering on the adopted highway. The tenant will be required to provide, service and empty a litter bin to be placed at front of the unit during opening hours and removed from the highway during closing hours. (Please refer the applicant to Paragraph 4.8 of the Restaurants, Takeaways and other Food and Drink Uses Supplementary Planning Guidance: 1996).

RECOMMENDATION 7: That the applicant / developer should seek the advice of the South Wales Fire and Rescue Service to ensure fire prevention, warning signs and appropriate evacuation policies are in place.

RECOMMENDATION 8: That the applicant /developer is advised that the highway works proposed to the existing adopted public highway, to be undertaken by the developer, will need to be subject to agreement(s) under Section 278 of the Highways Act 1980 between the developer and Council.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

1.1 Original Submission

1.2 This application seeks full planning permission for the change of use of the former Michaelston Inn public house from (A3 use) to retail (A1 use) along with a 'back of house' extension and the refurbishment of the existing first floor flat. The application also seeks planning permission for the erection of a new build mixed use 4 storey block comprising 2 ground floor retail (A3) units and 9 no. affordable 1 and 2 bedroom flats above, associated parking & landscaping works.

1.3 The new build would have a footprint of approximately 20m x 13.5m and have a maximum height of around 14.5m. The building would be finished in bricks to match neighbouring buildings (this will be controlled by way of condition); grey framed windows and a single ply flat roofing system.

1.4 The retail (A1) element of the proposal will have a floor area of approximately 278m² (3000ft²) with a back of house area measuring approximately 92m² (1000ft²). The 2 proposed A3 units would have floors area of 116m² (1250ft²) and 55m² (590ft²) respectively.

1.5 The residential element of the new build block would comprise 9 units of affordable housing comprising 3 x 2 bed flats measuring (60m²) and 6 x 1 bed flats measuring (50m²)

- 1.6 36 parking spaces are proposed as part of the development comprising of 9 spaces associated with the residential properties and 27 associated with the retail offer of which 2 spaces would be disabled spaces. The disabled spaces would be located in close proximity to the entrances of the three A1/A3 units proposed.
- 1.7 Amended plans were received in which the parapet wall of the new building has been lowered in order to reduce the height. The arrangement of the windows at the rear of this building were also amended in order to mitigate potential overlooking issues upon the neighbouring properties.
- 1.8 **Amended Plans**
- 1.9 Following the planning committee meeting of 8th November, where determination of this planning application was deferred for a site visit, revised plans have been received.
- 1.10 The main change to the proposed scheme sees the height of the new build block reduced from 4 storeys to 3 along with a small increase in the buildings footprint. The number of affordable units proposed has been reduced from 9 to 8 as a consequence of the proposed changes, with those affordable units remaining now arranged over the slightly larger first and second floors of the building.
- 1.11 The footprint of the new build building would be increased through being extended by an additional 2m to the west within the existing parking and unloading area.
- 1.12 The revised new build building would measure approximately 22.6m by 13.5m and have a maximum height of around 12.2m. The building would be finished in bricks to match neighbouring buildings (this will be controlled by way of condition), grey framed windows and a single ply flat roofing system.
- 1.13 As a result of the increased building footprint, the second A3 retail proposed on the ground floor of the new building would be increased from 55m² to 105m²
- 1.14 The revised scheme sees a reduction of 5 car parking spaces from that of the original submission along with some minor changes to the location of the bicycle and refuses storage facilities.
- 1.15 Swept path analysis diagram have been submitted which demonstrate that articulated delivery lorry can sufficiently access and turn within the application site.
- 1.16 The alterations proposed to the existing public house building remain as originally proposed and are not therefore altered by the revised plans.

2. DESCRIPTION OF SITE

- 2.1 The application site is located at the junction of Michaelston Road and Drope

Road and currently contains the Michaelston Inn and its associated beer garden and car park. The existing public house is a two storey building containing the pub at ground floor level and associated 3 bedroom residential flat above. The ground floor pub element of the building has been extended over time giving the ground floor of the building a significantly larger floor area than the first floor flat.

- 2.2 The application site measures 0.26 hectares in size and is largely level. Aside from the pub building and a narrow strip of grass running along the Michaelston Road and Drope Road frontages of the site, the site is laid out in macadam.
- 2.3 The application site is bound to the north by an existing parade of shops containing 5 units at ground floor level with residential accommodation above. The existing parade contains a SPAR convenience store, bookmakers, Newsagents, florists and Chinese Takeaway / Fish and Chip Shop. No's. 21 - 23 Barnwood Crescent are also located to the north of the application site on the opposite side of a private access lane currently used by vehicles servicing the existing parade of shops.
- 2.4 The application site is bound to the east by Michaelston Road and Western Cemetery beyond, to the south by Drope Road, Michaelston Community College and the Ely and Caerau Children's Centre. To the west of the site is No. 6 Drope Road, a two storey detached dwelling with detached coach house style annexe to its rear.
- 2.5 The existing pub building is in a poor state of repair and has been vacant for approximately 2 years, though the submitted Design and Access Statement suggests that the pub has been open and closed on numerous occasions over the past 10 years.
- 2.6 The site is not located within a conservation area or flood risk zone, and there are no listed buildings or protected trees affected.

3. SITE HISTORY

- 3.1 15/01391/MNR – External alterations to form new children's play area, new floor surface, new smoking shelter, new entrance lobby, new disabled access ramp and alterations to existing windows – Permitted
 - 3.2 04/01720/W – Retain play and activity centre for children – Permitted
 - 3.3 03/02017/R – Skittle alley extension – Single storey to side and rear of existing building - Permitted
 - 3.4 99/01305/R – Form new entrance lobby with bay window to front - Permitted
 - 3.5 97/01148/R - Erection of 6 metre column and cameras - Permitted
 - 3.6 95/00416/R – Proposed fencing and security lighting/cameras - Permitted
-

4. **POLICY FRAMEWORK**

4.1 *Cardiff Local Development Plan 2006-2021:*

KP5: Good Quality and Sustainable Design
KP6: New Infrastructure
KP7: Planning Obligations
KP8: Sustainable Transport
KP13: Responding to Evidenced Social Needs.
KP14: Healthy Living
KP15: Climate Change
H3: Affordable Housing
EN3: Landscape Protection
EN10: Water Sensitive Design
EN8: Trees, Woodlands and Hedgerows
EN13: Air, Noise, Light Pollution and Land Contamination
T1: Walking and Cycling
T5: Managing Transport Impacts
T6: Impact on Transport Networks and Services
R1: Retail Hierarchy
R6: Retail Development – Out of Centre
W2: Provision for Waste Management Facilities in Development
C3: Community Safety/Creating Safe Environments
C5: Provision for Open Space Outdoor Recreation, Children’s Play and Sport

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 considered consistent with LDP policies KP5, T5 and W2 and can be used to help inform the assessment of relevant matters –

Access, Circulation and Parking Standards (January 2010);
Shopfronts and Signage (October 2011);

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

Infill Sites Nov 2017
Planning Obligations SPG (January 2017)
Waste Collection and Storage Facilities (October 2016);

4.3 *Planning Policy Wales (November 2016):*

4.4 *Technical Advice Notes*

Technical Advice Note 4 – Retail and Commercial Development (2016).
Technical Advice Note 11 – Noise (1997):
Technical Advice Note 12 - Design (March 2016).
Technical Advice Note 23 – Economic Development (Feb 2014).

5. INTERNAL CONSULTEE RESPONSES

5.1 Original Submission

5.2 The Operational Manager, Transportation, considers the application to be acceptable in principle subject to the conditions and financial requirements detailed below.

- To provide a construction management plan
- Provision of secure cycle parking in accordance with SPG
- Provision of parking (including disabled) in accordance with SPG
- Any damage to the highway would be rectified to an approved standard.
- Pedestrian access would need to accommodate all (including the mobility impaired).

Given the proximity of the application site to the school and projected flows of traffic, a financial contribution of £5,000 will be sought in order to extend the existing 20mph speed restriction on to Drope Road beyond the entrance to the application site. .

5.3 The Operational Manager (Housing Development) notes that the planning application proposes 9 units of social rented accommodation. Housing Development fully supports the development of this site for affordable housing, given the high levels of need for affordable housing in the area and will be working closely with LINC Housing Association to ensure the successful delivery of the scheme.

In the event that the site and/or units are purchased by LINC Housing Association for social rented accommodation, then no affordable housing contribution would be sought.

5.4 The tree officer raises no objection to the proposed development subject to the implementation of the submitted landscaping scheme and conditions.

5.5 The Operational Manager (Parks and Sport) raises no objection to the proposal subject to an off-site contribution towards existing open space provision.

Based on the information provided on the number and type of units, the additional population generated by the development would be 13.2. This generates an open space requirement of 0.032 ha of on-site open space based on the criteria set for Housing accommodation, or an off-site contribution of **£13,696**.

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 1500mm, measured from edge of the site.

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 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 The Drope, Greenway Road Recreation Ground and Parc Hywel Dda

- 5.6 The Waste Strategy and Minimisation Officer, advises that the waste collection and storage arrangements shown on the site plan are acceptable.
- 5.7 Shared Regulatory Services – Pollution Control (Noise and Air) are satisfied with the detail submitted in terms of any road traffic impact on the proposed residential development but suggest that a condition be added to any grant of planning permission covering other noise sources from the proposed development that are likely to have an impact on the surrounding area and the proposed residential units as well.
- 5.8 Shared Regulatory Services – Pollution Control – Contaminated Land have identified the site as formerly commercial – public house with associated parking. In addition part of the site is underlain by an historic landfill. 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 several 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 importation of soils to develop the 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.

Shared Regulatory Services requests the inclusion of and informative statements 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:

5.9 **Amended Plans**

- 5.10 The Operational Manager, Transportation, raises no objection to the proposal on the basis of the revised plans and Transport Statement.
- 5.11 The Operational Manager (Housing Development) has no further comments on the application.
- 5.12 The Tree Officer has suggested some changes to the amended landscaping scheme. These will be passed onto the applicant for consideration in discharge of the proposed landscaping condition.
- 5.13 The Operational Manager (Parks and Sport) states that as the number of residential units proposed has been reduced from 9 to 8, the development would no longer generate a contribution towards the provision of open space in accordance with the Planning Obligations SPG or adopted LDP.
- 5.14 The Waste Strategy and Minimisation Officer, has no additional comment on the revised plans.
- 5.15 Shared Regulatory Services – Pollution Control (Noise and Air) Any additional comments received will be reported to committee.
- 5.16 Shared Regulatory Services – Pollution Control – Contaminated Land. No additional comments have been received.

6. **EXTERNAL CONSULTEE RESPONSES**

6.1 **Original Submission**

- 6.2 Dwr Cymru Welsh Water have no objection to the proposed development, subject to drainage conditions.
- 6.3 The Police Crime Prevention Design Advisor: South Wales Police has no objection to the development subject to consideration of recommendations relating to opening hours restrictions for the A3 uses, security specifications for doors, windows and (if necessary) roller shutters, alarm systems, CCTV, lighting, access control systems, mail delivery, dwelling identification cycle/bin storage, utility metres, landscaping and smoke/fire alarms. South Wales Police would advise that the development should be built to a standard to achieve a Secured by Design accreditation.

The hours of business for the ground floor commercial unit (A3) is should be restricted to no later than 23.00 hours in order to minimise noise and disturbance to residents in the student accommodation located above.

With regard to the current car park layout, this includes a rear access into the access lane which serves the rear of the adjacent existing commercial units. Vehicles will be denied using this by bollards. The car park should however have one entry and exit only. Allowing this further entry/exit will make the car park, particularly vehicles and the cycle stores, vulnerable to crime and anti-social behaviour. It is therefore recommended that this rear exit is closed off with a fence at least 2.1m high.

6.4 **Revised Plans**

6.5 Any additional comments received will be reported to committee.

7. **REPRESENTATIONS**

7.1 **Original Submission**

7.2 The application was advertised by site notice and neighbour notification. 127 letters of representation have been received opposing the application. Of the 127 representations, 109 were standardised letters with the remaining 18 letters providing additional comments. The objections received are summarised below;

- The operators of the existing SPAR shop do not wish to relocate into the proposed retail unit as suggested in the submitted Retail Statement. The retail element of the application proposal, if another SPAR, would provide direct competition to the existing store.
- The retail market is saturated in the area, current retailers are struggling.
- Traffic in the area at times is severe and therefore the proposed scheme will further add to existing pressures.
- The additional numbers of delivery vehicles serving the proposed development would be dangerous, especially given the access to the site would be located directly opposite the entrance to the school, nursery and primary school.
- The proposed development will generate increased noise within the area, particularly in the morning through deliveries.
- The development will generated increased litter in the area.
- The provision of four storey social housing flats would be out of keeping with the surrounding, predominantly two storey, semi-detached housing estate.
- The height and location of the proposed new build will block light and views from surrounding properties and allow their gardens and some rooms to be overlooked.
- The proposed access/egress vehicular route via Barnwood Crescent would cause increased traffic and parking problems within an already busy street.
- The provision of fast food outlets on the site would not be welcomed.

- Should any additional retail outlets be necessary, these should be included as part of the probable future re-development of the Michaelston School site and not on this site.
- The local area is predominantly housing, not flats and therefore any development on the site should reflect this.
- Cardiff Council has spent considerable money in recent years regenerating the existing retail outlets. It would look bad on the council if the proposed development was approved and the increased competition led to the potential closure of the existing businesses.
- The proposed development, along with numerous other developments in the area, should collectively necessitate the provision of some community facility for the area.
- The location of the refuse bins would lead to an increase in seagulls and vermin within area if not managed correctly and would be located in close proximity to residential properties.
- The development would bring back past issues of anti-social behaviour to the area.
- There is only enough space for one lorry to unload at a time in the lane serving the existing parade of shops. Other lorries often have to wait before they can be unloaded creating traffic issues in the area and therefore the development would add to this issue.
- The retailers within the existing parade of shops pay a service charge for the lane and will not allow other lorries to use the lane.
- The proposed access road will create a 'roundabout' around the adjacent residential property on Drope Road and would be used as a rat run.
- The proposal would block the walkway alongside the existing parade of shops which allows access to the flats above.
- The parking spaces proposed will be used up by the occupiers of residential premises and shop workers so will not help with parking issues in the area.
- The proposal will generate increased demand for vehicles to turn right into Drope road from Michaelston Road which will add to traffic congestion along Michaelston Road.
- The proposed flats would add to the already overpopulated area.
- The existing building should be retained as a public house.
- The proposed development would be of no asset to the community whereas the existing pub use was.
- The applicant's retail statement is factually incorrect as the owners of the existing SPAR have no intention of occupying the proposed store on site. The provision of two adjacent SPAR stores would be unviable.
- The current SPAR shop is the key retail offer in the existing parade, losing this and moving footfall away from the existing businesses in the parade would harm the viability and vitality of the existing retail offer.
- The two A3 units proposed could provide direct competition to the existing SPAR and Chinese/Fish and Chip shop.
- The A1 and A3 uses proposed would open the floodgates allowing large chains/ multinationals to occupy the development which would ruin the offer of the existing shops in the parade. Allowing multinational retailers to occupy the building would outprice the existing retails in the parade

potentially leading to their closure.

- The existing retail offer along Michaelston Road already serves the need of the local community and therefore there is no need for the retail offer proposed.
- The planning process requires that existing retail development be explored before developing more and there are plenty of vacant units in the various retail developments less than a mile away.
- The close proximity of a 4 storey building containing flats to a children's centre and bus stop would be dangerous.
- The architecture of the new build block is unimaginative.
- Emergency service vehicles needing to gain access to Barnwood Crescent would be further restricted as a result of the development.
- The upper floor of the proposed new build will be able to look directly into the outdoor play area of the children's nursery.
- There are sufficient shops in the current parade and the proposed outlets will not enhance the shopping area.
- Extra lorries and cars in the area generated as a result of the proposed development would be dangerous for the school children in the area.
- The increased traffic generated as a result of the proposed will cause increased levels of pollution in the area.

7.3 A petition of 62 signatures has been received objecting to the planning application however no reasons were provided which detailed what the petition specifically objected to, and neither were the full names and addresses of the signatories provided.

7.4 A second petition of 36 signatures was submitted on the behalf of the Michaelston Community Group. Their opposition was on the basis that the development would raise health and safety concerns due to its proximity to a school and on the increased pressures which the development would bring to the area in terms of car parking.

7.5 A letter of representation has been received from Watts Morgan on the behalf of their client, Devrow Estates Limited who own the freehold of 105 -115 Michaelston Road, including the service lane to the rear. They stress that no agreement has been entered into to allow for their lane to be accessed via the application site and that no planning notice has been served on their client. As such, they question the validity of the planning application.

7.6 A letter of representation has been received from Kevin Brennan, MP for Cardiff West and Mark Drakeford, AM for Cardiff West, on the following grounds;

This application sees the former Michaelston Public House extended towards the rear of the site and also extended to a four storey block. Firstly this is completely out of character for the area and should be rejected on the general principle of bad design. This is covered under KP5 (Good Quality and Sustainable Design), KP8 (Sustainable Transport) & EN9 (Conservation of the Historic Environment)

The property will overhang and will be extremely close to our residents who

live on Barnwood Close. The extension upwards would go against the SPG on Tall Buildings which state that "Outside the city centre: Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors". This proposed development is significantly taller than those properties on Barnwood Close.

Also no traffic survey has been carried out. Nearby is local school and children centre and lorry access to this site on a regular basis and in our opinion this will be hazardous and will have a detrimental effect on the community. We do not believe that imposing conditions on this application can possibly alleviate this. Also the application is actually taking parking space away from the local area. Next door is a parade of shops that are highly populated and Michaelston Road is already a busy place to park. To suggest limiting the amount of parking further and putting retail and residential in place is unrealistic.

We would ask that the Planning Committee look to visit the site and also that Officers recommend refusal on the grounds we have given.

7.7 Local Ward Councillors have been consulted and any comments received will be reported to committee.

7.8 One letter has been received in support of the planning application on the following grounds;

1. The current site is an eyesore and desperately needs redevelopment.
2. The Michaelston failed as a public house time after time and even when open was a blight on the area.
3. The local community would benefit from additional local retail opportunity, particularly given the additional housing being built in the area.
4. The provision of a coffee shop would add to the community facilities.
5. There is a danger that the site could be over developed and that the 4 storey building with ground floor retail may be too much for the site and could be better served by a selection of houses more suited to the area.
6. Less retail could also help address concerns regarding delivery access.

7.9 **Revised Plans**

7.10 The revised plans have been advertised by way site notices, neighbour and objector notification. 6 letters have been received opposing the application to date and 1 letter of support. The consultation period for the application runs until 12th December. As such, any comments received beyond the report-writing deadline will be reported to planning committee via late representation or verbally at planning committee.

7.11 The objections received to the revised plans to date are summarised below;

- The local area does not need any more retail space.
- Increased traffic generation in the area.
- The junction between Drope Road and Michaelston Road is dangerous
- The location of the proposed residential bin store will lead to issues of odour.
- The submitted plans don't show No. 6 Drope Road accurately.
- A multi-storey development on this site is not appropriate as existing residential properties in the area have not been allowed to have their ridge levels raised.
- Concerns over delivery hours conflicting with school drop off and pick up periods
- Concerns that the flats would directly overlook the neighbouring Childrens Centre.
- The height of the proposed flats remains too high as a 3 storey building is still higher than the 2 storey properties that surround the proposed development.
- By virtue of its height, the proposed height would impact upon local residents light, privacy and personal space and would overlook the adjacent a nursery school.
- The new plans now show one of the retail units to be of greater size than the first proposal. The area is already serviced by a parade of stores that caters for everybody's needs.
- Adding another 3 units will create even more congestion to what is already an over congested bottleneck, given the heavy amount of commuter traffic along Michaelston Road and given that there are 3 schools on Drope Road, 2 of which are opposite the entrance to this proposed development.
- The safety of these children ranging from nursery, primary to secondary age is already seriously at risk without this further development. This area has key congestion / safety risks between 8am-9am, 11.30am-12.15pm and between 3pm-4pm Monday - Friday. Hundreds of school children are either entering or leaving the nursery, primary school or secondary school, not to mention the high amount of cars within the area to transport these children.
- The immediate area has 4 public transport bus stops which also create great congestion through the day / week. This area also experiences large coaches picking up and dropping off children for Cowbridge, St Nicholas, Bishop of Llandaff and Plasmawr, again all at peak times.
- Lorries will find it very difficult to get onto Drope Road from Michaelston Road.
- Lorries will be dangerous going around the corner as the number of school children and parents using the pavement is very high.
- The development will result in more traffic in the area and cause more parking problems for Michaelston Road, Drope Road and Barnwood Crescent.
- A road survey should be carried out at the busiest times of the day ie 8 - 9.30 and 2.30 - 4 pm to see the hazards and inconveniences caused by traffic along the Michaelston/Drope Roads and Barnwood Crescent.
- Money provided via a s106 agreement to make a 20 MPH limit is a waste of money and not a valid reason to assist with passing this planning application.
- Because of the traffic congestion cars/vans/lorries will continue to park along Michaelston Road on the bus stops and double yellow lines.
Turning into and out of Michaelston Road will be a nightmare so people will

use Barnwood Crescent to get onto the Michaelston Road, especially if they are heading towards St Fagans.

- The Council (along with grants obtained) worked really hard to upgrade the current shops in the parade and to tackle youth annoyance successfully. This now seems to be worthless because no one will police/monitor the new build.
- The current shops will really struggle if the plans go ahead. New retail has again been provided at Culverhouse cross so there really isn't a need for more retail shops here.
- The existing shops have covenants on them which restricts the sale of certain items. If the new shops are allowed this would make very unfair competition.

- 7.12 Local Ward Councillors have been consulted and any comments received will be reported to committee.
- 7.13 105 letters of late representation in opposition to the proposed scheme were reported to Planning Committee in December along with a 156 signature petition on the behalf of the Michaelston Community Action Group. Of the 105 letters, 97 were duplicate letters, 6 were individual letters from local, or formally local, residents, 1 was from Mark Drakeford AM and Kevin Brennan MP and 1 letter was submitted on the behalf of the Michaelston Community Action Group by Reeves Retail Planning Consultancy. It is considered that all of the issues raised in the letters, reported as later representations, have been address in this committee report.
- 7.14 A video showing illegal and inconsiderate parking in the area surrounding the application site was also submitted as a late representation. This was passed onto the Operational Manager Transportation.
- 7.15 1 letter of support was also reported as a late representation with no reasons given.

8. ANALYSIS

- 8.1 This application was deferred by Planning Committee at its meeting of 8th November 2017 in order to undertake a site visit. The site visit took place on Monday 4th December 2017.
- 8.2 The application was further deferred by planning committee on the 13th December 2017 in order to consider potential reasons for refusal of consent based on the development being overbearing upon neighbouring properties and on highway safety grounds.
- 8.3 **Original Application**
- 8.4 **Planning Policy** - The application site does not fall within a designated district or local centre identified under Policy R4 or R5 of the Local Development Plan. The application site is located next to an existing retail frontage which provides an important local shopping function.

Policy R6 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.

The agent has submitted a Planning and Retail Statement that provides an assessment of the proposed development in respect of retail planning policy in relation to the need for the proposal, the sequential approach to site selection and the potential retail impact on the vitality and viability of nearby district/local centres. Given the floorspace equates to 278 sqm, a formal retail impact assessment is not required.

It is considered that the Retail Planning Statement has, on balance, adequately demonstrated that the proposal satisfies the standard retail tests of need, sequential test and impact.

Paragraph 5.282 of the LDP states that in addition to local centres identified on the proposals Map, there are numerous smaller groups of shops and individual 'corner shops' across the county that provide valuable shopping facilities to surrounding communities. The application site adjoins a local parade of shops which would fall under this definition. Furthermore, Planning Policy Wales recognises the important economic and social role of such local shopping facilities to communities.

It is noted that the submitted Retail Statement states that the proposed A1 retail unit would be occupied by SPAR, which would relocate from its existing location in the adjacent parade. The occupiers of the existing SPAR have however confirmed in a letter of representation that it is not their intention to occupy the new store, instead wishing to remain within and continue trading from their existing premises.

Should the existing Spar business move into the new building, it should be noted that its former premises would be vacant and therefore open to a competitor to occupy. Similarly, it should be noted that the existing public house could be converted into an A1 retail unit under permitted development. Whilst the future occupier of the proposed A1 unit remains unknown at this time, this is not a material planning consideration in the determination of this planning application.

The existing spar convenience store provides an important function in meeting the day-to day shopping needs of local residents. Even with the additional A1 unit proposed, it is considered that expenditure would remain localised and will not cause unacceptable harm to the vitality or viability of established Local centres within a mile of the site.

The two additional A3 unit proposed would be assessed against Policy R8: Food and Drink Uses.

Para 5.297 states Local Centres and smaller neighbourhood centres are generally more residential in nature, and do not have the scale or variety of retail and non-retail uses of larger centres. Therefore, A3 proposals may be more difficult to accommodate, and are less likely to be acceptable on amenity grounds (e.g. potential noise and disturbance, anti-social behaviour and litter associated with this type of development proposal). As a consequence more emphasis will be placed on protecting residential amenity within these centres through restricting closing times and the type of A3 premises.

It is suggested that were permission to be granted a condition should be applied to restrict the separate A3 element to a restaurant or coffee shop type use only (with no hot food takeaway function).

Taking the above factors into consideration the proposal does not raise a land use policy objection.

8.5 Opening and Delivery Hours

Shared Regulatory Services – Pollution Control (Noise and Air) have specified opening times between 7am and 11pm for the A1 and A3 units. The applicants have however requested that the opening time for the A1 unit be extended to allow for trading between 6am and 11pm as this earlier opening times reflects that of the existing SPAR. Taking this into consideration it is, on balance, considered that the requested opening hours would be reasonable.

With regard to the delivery hours, Shared Regulatory Services have specified delivery times of between 8am and 8pm Monday to Saturday and no deliveries on a Sunday. The applicants requested that this be extended to allow for deliveries from 7am to 8pm. Given that that the existing public house had no specified delivery times and given the location of the site opposite a school, it is considered that the extra hour proposed in the morning would be both reasonable and would potentially enable deliveries to be undertaken before the morning drop off period for the school thereby reducing any conflict.

8.6 Access and Parking

36 parking spaces were proposed serving both the retail and residential elements of the development. As such, the parking provision would exceed the level set out in the Council's Access, Circulation and Parking SPG, while insufficient provision has been made of disable spaces. It is also unclear from the plans how the residential parking spaces would be differentiated from those of the retail

offer. It is therefore considered necessary to condition the parking provision for the development in order to ensure that it would comply with the guidance set out in the councils Access, Circulation and Parking Standards SPG.

The Council's highways officer notes that additional traffic would be generated as a result of the proposed development, beyond that of the former pub, which may cause an additional hazard and potential conflict with pedestrians. It is however considered that this could be controlled by way of increasing speed reduction measures in the vicinity. As such, a financial contribution of £5,000 has subsequently been agreed with the applicants as part of a section 106 agreement to extend the existing 20mph speed limit into Drope Road to an appropriate location past the development and school.

The proposed scheme originally included a vehicular link, for delivery vehicles only, through the application site to the rear servicing lane for the existing parade of shops. This was included in order to remove the necessity for delivery vehicles having to negotiate the lane via Barnwood Crescent to service the existing parade of shops through being able to enter and exit the lane through the application site. The owners of the lane have however indicated that they would not wish for their lane to be accessed via the application site. The police (see para 6.2) have also raised concerns over the addition of this access. It should be noted that the provision of this link is not a critical consideration in the determination of this application and would not impact upon the servicing arrangement of the proposed development or servicing arrangement of the units in the existing parade if not provided. It should be noted that the application boundary does not include the lane itself with the applications originally seeking to provide access into it only.

It is recognised that the existing vehicular access to the site from Drope Road would be widened to allow for improved access for delivery vehicles. This is, on balance, considered acceptable.

The Council's transportation department raise no objection to the proposal on highways grounds. However, given the location of the application site adjacent to a school, nursery, parade of shops and busy roads, officers consider it necessary for a construction management plan condition to be imposed in order to minimise potential disruption and conflict during construction.

8.7 Design and Appearance

The existing public house building is neither listed nor located within a conservation area and therefore the building has no statutory protection. The extension proposed to the ground floor of the northwest corner of the building, forming the back of house area, is considered to be of an appropriate scale and massing. The proposed shop front includes glazing on the Michaelston Road and Drope Road frontages, which would create welcome level of interaction between inside and out and providing interest within the street. Aside from potential internal alterations to the existing flat, the upper floor of the building would remain unaltered.

With regard to the scale and massing of the proposed new build block, at 4 storeys the building would be taller than the surrounding residential properties along Barnwood Crescent and Drope Road, which are generally two storey pitched roof dwellings. However, the existing parade of shops and Michaelston Court flats to the north of the parade are both 3 storeys in height, while the buildings within the Michaelston Community College, opposite the site, range from single storey flat roofed to 3 storey pitched roofed buildings. As such, within the context of the surrounding built form, the height of the proposed new building would be broadly consistent and therefore, on balance acceptable. Furthermore, the location of the application site on the corner of Michaelston Road and Drope Road, adjacent to the 3 storey parade of shops, is such that a building of 4 storeys would not be considered unreasonable on this site.

The siting of the 4 storey building has been governed by the requirement to retain and convert the former pub, the desire to extend the number of retail outlets in the parade within an seamless transition between old and new and by the desire to provide car parking to the front of the new retail units where they are most accessible, overlooked and secure. In converting the 2 storey former public house building, an unusual juxtaposition would be created between the existing parade of shops and new build block given the variation in building heights involved. However, it is considered that the proposed building would be read in conjunction with that of the built form of the existing parade to the east rather than the domestic dwellings to the west. It is therefore, on balance, considered that its addition would not undermine the character of the area

8.8 Residential Amenity

With regard to the conversion of the existing public house building, the alterations proposed to this building are focused on the ground floor. This coupled with the location of the building relative to surrounding residential properties is such that they would not be considered to impact upon the amenity of neighbouring occupiers.

With regard to the new build block, this would be located approximately 15m away from the western boundary of the site with No. 6 Drope Road. The Council's Infill Sites SPG and Residential Design Guide SPG specify that a minimum overlooking distance from a habitable room window to a garden area of a separate dwelling should be 10.5m. As such, an appropriate separation distance would be achieved between the windows proposed in the western elevation of the new building and the boundary with this neighbouring property.

It is not considered that the proposed 4 storey building would unacceptably overlook habitable room windows or private amenity space of No. 23 Barnwood Crescent. The nearest point of the proposed building to the boundary of No. 23 would be approximately 11m while the nearest windows proposed in the building would be approximately 12m and set at oblique angles to the garden of this dwelling, thereby further reducing any potential overlooking possibilities. A distance greater than 21m, the minimum standard set out in the Councils design SPG's, would be achieved between the windows proposed within the new building and the windows in the rear of No. 23. The relative angles between the

windows would further reduce any overlooking concerns.

Shadow path analysis diagrams have been submitted which demonstrate that the height and bulk of the proposed new building would not result in the unacceptable overshadowing of any of the neighbouring properties or their associated private amenity spaces.

Amended plans have been received in which the parapet of the proposed new building has been reduced by approximately 0.8m. This reduction in height would further diminish any potential overshadowing issues upon neighbouring properties.

A number of windows originally proposed in the western elevation of the new building have also omitted within the amended plans in order to further reduce any potential overlooking issues upon No. 23 Barnwood Crescent.

It is not considered that the proposed development would unacceptably overlook the children's nursery on the opposite site of Drope Road or its associated play area given the separation distances involved.

8.9 Materials

The finishing material proposed will be secured by way of condition.

8.10 Affordable Housing

The provision of 9 units of affordable housing within the proposed new build unit is welcomed given the high levels of need for affordable housing in the area.

8.11 Amenity Space

There would be no private amenity space provision for any of the 9 flats proposed nor for the flat above the converted pub. It is however acknowledged that the proposed new build would contain 6 x 1 bedroom flats and 3 x 2 bedroom flats while the flat above the pub would have 2 bedrooms. As such, there is only limited provision for the flats to be occupied by families. Taking this into consideration, that as affordable housing, the provider can control who occupies their 9 units and that there is an area of public open space located approximately 50m away along Drope Road, the lack of amenity space provision would, on balance, be considered acceptable.

A contribution has been agreed to enhance Public Open Space in the vicinity of development site in lieu of on-site provision and will be secured under a S106 planning obligation.

8.12 Crime and Disorder

There is no evidence to suggest that the proposed development would result in an increase in anti-social behaviour or crime in the area.

Given that service vehicles would no longer be able to access the rear service lane through the application site within the revised scheme, it is considered necessary for the existing boundary wall to be retained in order to prevent this route being used as a pedestrian “rat run” and in order to prevent potential issues of crime and anti-social behaviour. This will be controlled by way of condition.

The recommendations of the Wales Police are noted and have been considered against the six tests set out in Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management. While the provision of a lighting and CCTV scheme have been conditioned, it is not considered that the other recommendations made would meet the tests set out in the circular such as to form valid planning conditions. However an advisory note has been added to ensure that the applicant is aware of the design considerations suggested by the police.

8.13 Trees and Landscaping

The proposed landscaping scheme is considered acceptable, subject to conditions.

8.14 Other matters not considered above

While the proposed new build block is taller than that of the surrounding 2 storey residential dwellings, it would not represent a tall building when considered in the context of the parade of shops, Michaelston Court Flats and school buildings in.

Paragraph 1.14 of the Councils Tall Buildings Supplementary Planning Guidance states that;

‘In areas outside the city centre, buildings tend to be far lower. Buildings which are double or more than double height of surrounding properties or significantly taller in terms of actual height and number of floors, would be considered tall in this context. Tall buildings outside the city centre are unlikely to be supported unless they can be demonstrated as meeting all of the criteria outlined in this SPG.’

Given that the existing parade of shops, Michaelston Court flats and various buildings within Michaelston Community College are of 3 storeys or more, it is not considered that new building block would represent a tall building.

With regard to the potential creating of litter, whilst the proposed development may result in increased litter generation in the area, this does not represent a material planning consideration. An advisory note has been added reminding the applicant that the refuse bins should be provided outside of the proposed A3 uses.

With regard to the height of the building and the safety of school children and bus users, it is not considered that the height of the building would have any impact on the safety of the school children or bus users.

8.15 Revised Plans

The main issue for consideration is the revised scale and massing of the proposed new-build building and any impact upon the neighbouring properties through its increased footprint.

The omission of the third floor of the building from the original submission would bring its overall height down to a level more consistent with that of other buildings in the area. As such, the building would now sit more comfortably within the application site.

The footprint of the proposed building would however be marginally increased through the building being extended to the west by approximately 2m. While this would bring part of the proposed building in closer proximity to No. 6 Drope Road and No. 23 Barnwood Crescent than the previously proposed scheme, this additional 2m would not result in the building having an unacceptable overbearing impact upon these neighbouring properties given its reduced height. The revised footprint, scale and massing of the building is therefore considered acceptable.

The windows proposed on the first and second floors of the northern elevation of the building would be located a minimum distance of 11m away from the boundary with No. 23 Barnwood Crescent and at an acute angle from the windows in its rear. The windows proposed in the first and second floors of the western elevation of the building would be located approximately 12m from the boundary with No. 6 Drope Road. It is however considered necessary for the window proposed in flats 2 and 6 of this western elevation to be obscurely glazed given the proximity they would have to a habitable room window located in the side elevation of No. 6 Drope Road. As such, the proposal would adhere to the guidance set out in the Councils Design SPG's in term of amenity considerations.

The second retail unit proposed on the ground floor of the new build block would now measure 105m², up from 55m², a result of the increased footprint of this building. This additional size would however raise no land use policy concerns.

The opening hours and delivery times for the proposed development would remain consistent with that originally proposed.

The reduced level of parking provision, which would result from the revised plans, would bring the level of parking provision down to a level more in line with the standard set out on the Access, Circulation and Parking Standards SPG and therefore represents an enhancement on the previous scheme. The level and layout of the parking provision would remain controlled by condition.

The following considerations are made in response to the objection comments, detailed in paragraphs 7.2 – 7.8 and 7.11 of this report, which have not been expressly considered above.

- The future operators of the proposed A1 and A3 units are not a material

planning consideration;

- The proposed introduction of the commercial units proposed is policy compliant. The existing public house could be converted to an A1 retail unit under permitted development.
- The operational manager transportation has raised no objection to the application on the basis of any additional vehicular traffic, or additional delivery vehicles, which would be generated by the development.
- The operation manager transportation raises no objection to the proposal on highways safety grounds subject to a financial contribution of £5000 being made towards extending the area of 20mph speed restriction onto Drope Road.
- Litter generation is not a material planning consideration. Additionally, there is no evidence to suggest that the development would result in increased litter generation in the local area.
- Pollution Control (Noise and Air) consider the application acceptable subject to conditions relating to opening and delivery hours to control potential noise disturbance to neighbouring residents.
- The height of the building has been reduced by 1 storey, bringing it more in line with the scale and form of development in the locality.
- The development would not result in any vehicular access/egress from Barnwood Crescent and not therefore impact upon parking and traffic along this street.
- A condition will be imposed on the 2 A3 units proposed restricting the sale of hot food for consumption off of the premises from these units.
- Numerous flats are located within the vicinity of the application site and therefore those proposed would not be out of character with the area.
- It is acknowledged that the Council has invested money in recent years to update/regenerate the area surrounding the existing parade of shops along Michaelston Road. There is no evidence to suggest that the proposed development would have a detrimental impact upon these works or upon the existing premises within the parade.
- The application proposal is not of a sufficient scale to generate a financial contribution towards community facilities in the area.
- Waste management consider the refuse arrangements proposed acceptable.
- There is no evidence to suggest that the redevelopment of the site would result in the creation of anti-social behaviour in the area. A system of CCTV will be required by way of condition which would also prevent / discourage such behaviour.
- The separation distance between the proposed new building and adjacent children's nursery would be greater than 21m and would not therefore result in the unacceptable overlooking of this facility.
- The proposal would not block any existing pathways to the existing parade of shops or residential properties above.
- The operational manager transportation considers the level of car parking provision proposed for the development to be policy compliant and therefore acceptable.
- There is no statutory protection of the existing public house within the adopted Local Development Plan.

- There is no evidence to suggest that the proposed development would restrict emergency service vehicles from accessing Barnwood Crescent.
- No technical objection has been received from Pollution Control (Air) regarding any pollution which may be created by the development.
- The architecture of the proposed building is considered to be acceptable within the context of the surroundings.
- The operational Manager transportation raises no objection to the proposal on the basis of the delivery area proposed. Vehicle tracking illustrations have been submitted which demonstrate that articulated Lorries can access and turn within the site acceptably.
- The development would introduce 8 affordable dwelling flats to the area which has a high level of demand. There is no evidence to suggest that the area is overpopulated.
- There is no application currently before the LPA regarding the redevelopment of the Michaelston School site. This application has been determined on its individual merits, having regard to the adopted local plan and other material considerations.
- The Operational Manager, Transportation considers the development is acceptable in highways terms.
- The view that the development would be of no asset to the community whereas the existing pub use was is a private opinion and does not form a material planning consideration in the determination of this application.
- The proposed development is considered to accord with the retail policies set out in the adopted LDP. The proposal is therefore considered acceptable in land use policy terms.
- There is no evidence to suggest that the proposed development would result in footfall moving away from the existing parade therefore unacceptably harming the viability and vitality of the existing retail offer.
- There is no policy within the adopted LDP to prevent a chain / multinational store to occupy the A1 element of the development or reason to suggest that should one occupy the unit that it would lead to the closures of other premises in the existing parade.
- Whilst it is acknowledged that No. 6 Drope Road has not been accurately drawn on the submitted plans, a full assessment of the impact of the proposed development on No. 6 Drope Road has been undertaken within the analysis section of this report.
- The scale and massing of the proposed scheme has been assessed and is considered acceptable.
- The small increase size of the second A3 unit proposed in the new building would raise no Land Use Policy objection.
- The contribution proposed towards highways improvement in the area has been requested by the operational manager, transportation in order to improve highways safety in the area.
- Any illegal parking being undertaken in the area is not a material planning consideration in the determination of this application. There is no evidence to suggest that the proposed development would lead to an increase in illegal parking within the locality.

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 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.

10. Planning Obligations - Section 106

10.1 The following planning obligations have been agreed with the applicant to mitigate any significant adverse impact of the proposed development as defined within LDP Policy KP7

10.2 Highways and Transportation - £5,000 towards extending the area of 20mph speed restriction onto Drope Road.

10.3 The restriction of the new build element of the development for affordable housing and for no other residential use.

11. CONSLUSION

11.1 Having considered that responses received, including those from third party representations, the amended proposal will result in an acceptable development which would bring a redundant site back into beneficial use, whilst adding much needed affordable housing provision to the area and adding to the existing retail offer.

- 11.2 The concerns of local residents regarding building height, scale and impact upon their amenities are noted; however it is considered that the development will be policy compliant in this regard.
- 11.3 Through the omission of the third floor previously proposed, the scale of the 'new build' building would now be more consistent with that of the surrounding built form.
- 11.4 The enlarged footprint of the building would see part of its bulk brought closer to No. 6 Drope Road and 23 Barnwood Crescent than originally proposed. However, given the reduced height of the building its impact on these properties would be no greater than was originally the case.
- 11.5 The revised proposal meets the Councils minimum design / amenity standards and would bring a currently redundant site back beneficial use, whilst providing much needed affordable housing in the area.
- 11.6 The application is therefore recommended for approval, subject to relevant conditions and the completion of a Section 106 Agreement to secure the financial contributions and obligations summarised in Section 10.
- 11.7 Should members be minded to refuse planning permission, in accordance with the resolution of the 13th December 2017, the following are offered as a possible reasons:
1. By virtue of its siting and scale, the proposed new building would represent an overbearing form which will have an unacceptable and unneighbourly impact on the amenity of existing adjacent residential occupiers, contrary to the requirements of Policy KP5(i) and KP5(x) of the adopted Cardiff Local Development Plan 2006-2026
 2. By virtue of the potential creation of conflict between pedestrian access/movement and vehicular traffic within and surrounding the application site, the development would be contrary to Policies T1 (ii, iv & v), T5 (i, ii, vi & vii), KP5 (iv) and KP8 (vi) of the adopted Cardiff Local Development Plan 2006-2026.

The Michaelston Inn, Cardiff.

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REVISIONS

No	By	Description	Date
A	DG	Revised height/mass of building	15.11.17



- Proposed new wall
- Existing walls / structure to be retained
- Site Boundary

Schedule of Accommodation

EXISTING

MICHAELSTON INN GIA

Ground Floor (public House)	4198 ft ²	390 m ²
First Floor (existing apartment)	925 ft ²	86 m ²
Total Existing GIA	5,123 ft²	476m²

PROPOSED RETAIL AREA - NIA

Ground Floor:

Retail A1	3,000ft ²	278m ²
Back of House	1,000ft ²	92m ²
Retail 1/A3	1,250ft ²	116m ²
Retail 2/A3	1130ft ²	105m ²
Total Retail - NIA	6,380ft²	591m²

PROPOSED RESIDENTIAL UNITS - NIA

FIRST FLOOR: - NIA

3 Number 1 Bed	500ft ²	46m ²
	500ft ²	46m ²
	500ft ²	46m ²
1 Number 2 Bed:	720ft ²	67m ²

SECOND FLOOR: - NIA

3 Number 1 Bed	500ft ²	46m ²
	500ft ²	46m ²
	500ft ²	46m ²
1 Number 2 Bed:	720ft ²	67m ²

Total Residential Units:

6 Number	1 Bed
2 Number	2 Bed
Total:	8 units

EXISTING RESIDENTIAL UNIT - NIA

FIRST FLOOR: - NIA

Refurbished existing first floor flat with new access

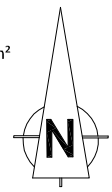
1 Number 3 Bed:	830ft ²	77m ²
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PARKING

2 disabled parking spaces
 29 parking spaces

TBA

TOTAL PARKING 31



Scale: 1: 250 @ A3
 1: 125 @ A1

morgan hayman

Chartered Architects Surveyors Urban Designers
 16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
 Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: Michaelston Inn, Cardiff
 Client: NRB Properties
 Drawing Title: Proposed Ground Floor Plan

Drawn	Checked	Scale	Original	Date
DW	ARM	1:250	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	200	A	Planning

Proposed Ground Floor Plan.

The Michaelston Inn, Cardiff.

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REVISIONS		
No	By	Description
A	DG	Revised height/mass of building
		Date
		15.11.17



- Proposed new wall
- Existing walls / structure to be retained
- Site Boundary

Schedule of Accommodation

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	500ft ²	46m ²
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	500ft ²	46m ²
	500ft ²	46m ²
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Total Residential Units:

6 Number	1 Bed
2 Number	2 Bed
Total:	8 units

EXISTING RESIDENTIAL UNIT - NIA

FIRST FLOOR: - NIA

Refurbished existing first floor flat with new access

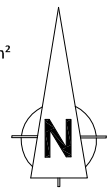
1 Number 3 Bed:	830ft ²	77m ²
-----------------	--------------------	------------------

PARKING

2 disabled parking spaces
29 parking spaces

TBA

TOTAL PARKING 31



Scale: 1: 250 @ A3
1: 125 @ A1

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Project: Michaelston Inn, Cardiff
Client: NRB Properties
Drawing Title: Proposed GA First Floor Plan

Drawn	Checked	Scale	Original	Date
DW	ARM	1:250	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	230	A	Planning

Proposed GA First Floor Plan.

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No	By	Description	Date
A	DG	Revised height/mass of building	15.11.17



■ Proposed new wall
 — Site Boundary

Schedule of Accommodation

EXISTING

MICHAELSTON INN GIA

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First Floor (existing apartment)	925 ft ²	86 m ²
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Ground Floor:

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Back of House	1,000ft ²	92m ²
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Total Retail - NIA	6,380ft²	591m²

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	500ft ²	46m ²
	500ft ²	46m ²
1 Number 2 Bed:	720ft ²	67m ²

SECOND FLOOR: - NIA

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	500ft ²	46m ²
	500ft ²	46m ²
1 Number 2 Bed:	720ft ²	67m ²

Total Residential Units:

6 Number 1 Bed
2 Number 2 Bed

Total: 8 units

EXISTING RESIDENTIAL UNIT - NIA

FIRST FLOOR: - NIA
 Refurbished existing first floor flat with new access

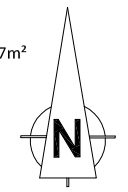
1 Number 3 Bed:	830ft ²	77m ²
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PARKING

2 disabled parking spaces
 29 parking spaces

TBA

TOTAL PARKING 31



Scale: 1: 250 @ A3
 1: 125 @ A1

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Project: Michaelston Inn, Cardiff
 Client: NRB Properties
 Drawing Title: Proposed GA Second Floor Plan

Drawn	Checked	Scale	Original	Date
DW	ARM	1:250	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	231	A	Planning

Proposed GA Second Floor Plan.

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REVISIONS		
No	By	Date
A	DG	29.09.17
Parapet height dropped to minimal height and rear corner windows (west ele) removed following meeting with CCC		
B	DG	15.11.17
Revised height/mass of building		



South Elevation



East Elevation



North Elevation



West Elevation

SCHEDULE OF EXTERNAL FINISHES

- | | | |
|--|---|--|
| A - Brick
Proposed brick to match neighboring buildings | E - Rainwater Pipe
Grey to match window frames | J - Signage
Prefabricated parapet signage |
| B - Punched Windows
Grey framed windows with glass/spandrel panels | F - Roof
Single ply flat roofing system | K - External Doors
(residential access) Grey to match curtain walling and windows |
| C - Louvre panels
Louvre to match window frame | G - Curtain Walling
Grey framed curtain wall with glass/infill | L - Roof Parapet
PPC coping to parapet |
| D - Feature Brick Band
Dark blue/grey brick to break up ground floor and floors above | H - Infill Panels (metal)
Colour coated metal panels (colours shown on elevations) | M - Canopy |

Scale: 1: 250 @ A3
1: 125 @ A1

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16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: Michaelston Inn, Cardiff

Client: NRB Properties

Drawing Title: Proposed Elevations

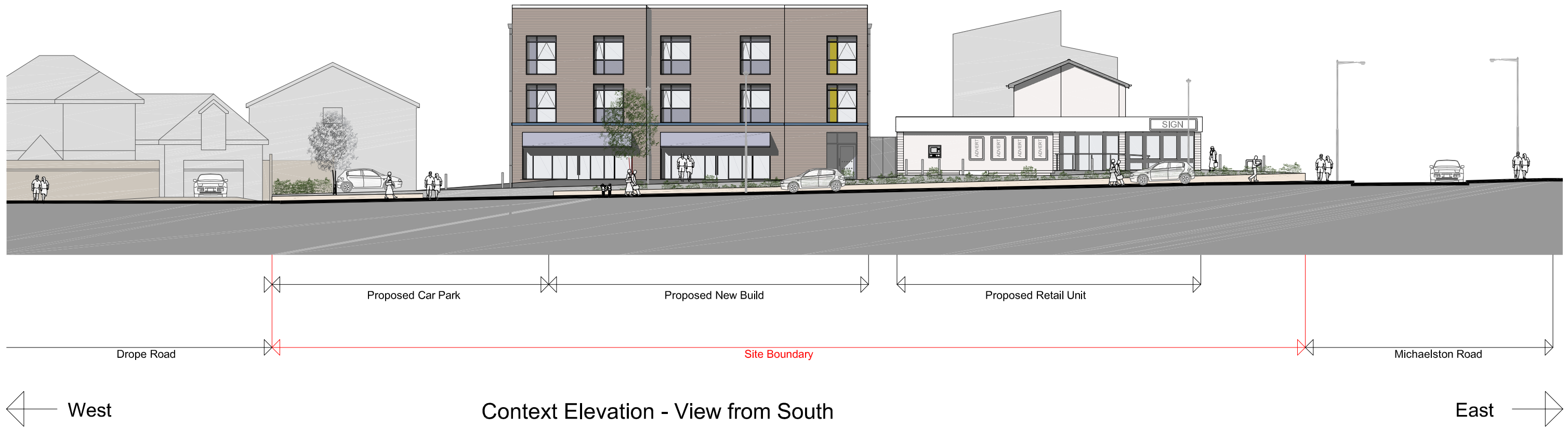
New Build

Drawn	Checked	Scale	Original	Date
DW	ARM	1:250	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	311	B	Planning

Proposed Elevations - New Build

The Michaelston Inn, Cardiff.

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REVISIONS			
No	By	Description	Date
A	DG	Parapet height dropped to minimal height to reduce following meeting with CCC	29.09.17
B	DW	Revised height/mass of building	20.11.17



Context Elevation - View from South

Proposed Context Elevations.

Scale: 1: 250 @ A3
1: 125 @ A1

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16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: Michaelston Inn, Cardiff

Client: NRB Properties

Drawing Title: Proposed Context Elevations
View from South

Drawn	Checked	Scale	Original	Date
DW	ARM	1:250	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	301	B	Planning

The Michaelston Inn, Cardiff.

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REVISIONS			
No	By	Description	Date
A	DG	Parapet height dropped to minimal height and rear corner windows removed following meeting with CCC	29.09.17
B	DW	Revised height/mass of building.	20.11.17



Scale: 1: 250 @ A3
1: 125 @ A1

morgan hayman

Chartered Architects Surveyors Urban Designers
16 Columbus Walk, Atlantic Wharf, Cardiff, CF10 4BY
Tel: (029) 2044 7520 Fax: (029) 2045 1813

Project: Michaelston Inn, Cardiff

Client: NRB Properties

Drawing Title: Proposed Context Elevations
View from West

Drawn	Checked	Scale	Original	Date
DW	ARM	1:250	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	303	B	Planning

Proposed Context Elevations.

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REVISIONS		
No	By	Date
A	DG	Parapet dropped to minimal height following planners request
B	DG	Mass of new build block amended to reduce scheme by 1 floor



View from South East on Michaelston Road

morgan hayman

Chartered Architects Surveyors Urban Designers
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Project: Michaelston Inn, Cardiff

Client: NRB Properties

Drawing Title: Proposed Perspective

Drawn	Checked	Scale	Original	Date
DW	ARM	NTS	A3	June 2017
Job Number	Drawing Number	Revision	Status	
3064	PL	1001	B	Planning

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AM, MP & LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 10/01/2018

APPLICATION No. **15/02960/MNR** APPLICATION DATE: 17/12/2015ED: **RADYR**

APP: TYPE: Full Planning Permission

APPLICANT: Edge Developments (UL) Ltd
 LOCATION: 30 SPRINGFIELD GARDENS, MORGANSTOWN, CARDIFF,
 CF15 8LQ

PROPOSAL: 4 NO. NEW BUILD DETACHED DWELLING HOUSES IN LAND
 TO THE REAR OF 30 SPRINGFIELD GARDENS,
 MORGANSTOWN (INCLUDING DEMOLITION OF
 DETACHED GARAGE STRUCTURE AND ASSOCIATED
 EXTERNAL WORKS)

RECOMMENDATION 1 : That, subject to relevant parties entering into a binding planning obligation, in agreement with the Council, 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 matter detailed in paragraphs 5.8 and 8.20 of this report, planning permission be **GRANTED** subject to the following conditions:

1. C01 Statutory Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents :

1948-099 (site location plan), 1948-106 C (site plan), 1948-109 B (site context plan), 1948-108 (site section), 1948-101 C (house type A), 1948-102 B (house type B), 1948-103 C (house type C) and 1948-105 (house type D revised).

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

3. 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 extension shall be placed within the curtilage of the dwellings or any alteration undertaken to the roofs.

Reason: To ensure that the privacy of adjoining occupiers is protected and to retain adequate amenity space for future occupiers in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

4. The following windows shall be non-opening below a height of 1.7 metres above internal floor level, glazed with obscure glass and thereafter be so retained:
 - i) The first floor windows in the north west elevation of house type A;
 - ii) The first floor bedroom window on the south east elevation of house Type A.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

5. 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 further windows shall be inserted in the dwellings hereby approved.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with policy 2.24 of the deposit Cardiff Unitary development Plan.

6. Prior to the construction of the dwelling units above foundation level, details 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 in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

7. 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 shall 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 shall 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 off-site receptors, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

8. 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 Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

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 Local Planning Authority.

Reason: To ensure that the safety of future occupiers is not prejudiced, in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

10. Any site won recycled aggregate material 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 recycled 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: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

11. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an

assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the beneficial occupation of the development. The scheme to be submitted shall:

- a. Undertake infiltration testing, in accordance with BRE 365 guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration SuDS
- b. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753.
- c. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the 5l/s for all return periods
- d. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storms durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- e. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.
- f. Incorporate appropriate pollution prevention measures to protect surface water runoff which enters surface water drains and/or the nearby minor watercourse from pollution during construction.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan and to prevent pollution in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

12. No development shall take place until such time as an Operations and Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority, giving details on how the surface water and foul water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas on site (outside of individual plot boundaries) shall be provided to the LPA. The development shall be managed in accordance with the approved Plan.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan.

13. No development shall take place until such time as a groundwater assessment has been undertaken to identify the likely risk of groundwater flooding. The groundwater assessment shall be submitted to and

approved by the Local Planning Authority prior to the commencement of development. Where groundwater is identified, a scheme to manage and mitigate the risks associated with flooding from this source shall be submitted to and approved in writing by the Local Planning Authority. The development shall be managed and mitigated in accordance with the approved scheme.

Reason: To decrease the risk of flooding elsewhere and prevent hydraulic overload of the public sewerage system in accordance with Policy EN14: Flood Risk of the Cardiff Local Development Plan.

14. Notwithstanding the submitted plans, no demolition, site preparation, clearance or development shall take place until full details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority (LPA). These details shall include:
- A Soil Resource Survey (SRS) and Soil Resource Plan (SRP) prepared in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
 - A landscaping implementation programme.
 - Scaled planting plans.
 - Proposed finished levels.
 - Earthworks.
 - Hard surfacing materials.
 - Existing and proposed services and drainage above and below ground level. Services and drainage features should be positioned so as not to conflict with landscaping proposals.

Planting plans shall be supplemented by:

- Schedules of plant species, sizes, numbers or densities informed by the SRS and SRP.
- Scaled tree pit sectional and plan drawings informed by the SRS and SRP.
- A topsoil and subsoil specification for all planting types (trees, shrubs, grassland etc.) informed by the SRS and SRP. The specification shall make provision for the importation of topsoil and subsoil that has been certified in accordance with BS 3882:2015 and BS 8601:2013 respectively and shown to be fit for purpose in an interpretive report, if in situ, or otherwise if site won, soil is shown by the SRS to be unsuitable or insufficient for the proposed landscaping. The certification and interpretive report shall be submitted to the LPA and approved in writing by the LPA before the imported soil is emplaced at the site.
- Planting methodology and post-planting aftercare methodology informed by the SRS and SRP.

The submitted 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 and environmental value of the area, and to monitor compliance and to ensure that all usable soil resources are appropriately recovered and protected, and not lost, damaged or sterilised during the construction process, in accordance with Policies KP5: Good Quality and Sustainable Design and KP: 15 Climate Change of the Cardiff Local Development Plan.

15. Any newly planted trees, shrubs or other landscaping plants, which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced.

Replacement planting shall take place during the first available planting season, to the same specification approved in discharge of landscaping Condition 14 unless the LPA gives written consent to any variation.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

16. No demolition, site preparation, clearance or development shall take place until the following have been submitted to and approved in writing by the Local Planning Authority (LPA) in accordance with the current British Standard 5837:

- An Arboricultural Method Statement (AMS) detailing the methods to be used to prevent loss of or damage to retained trees within and bounding the site, and existing structural planting or areas designated for new structural planting.

The AMS shall include details of site monitoring of tree protection and tree condition by a qualified arboriculturist, undertaken throughout the development and after its completion, to monitor tree condition. This shall include the preparation of a chronological programme for site monitoring and production of site reports, to be sent to the LPA during the different phases of development and demonstrating how the approved tree protection measures have been complied with.

- 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.

Unless written consent is obtained from the LPA, 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 in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff

Local Development Plan.

17. Notwithstanding the submitted plans, further details of the means of site enclosure shall be submitted to and approved by the Local Planning Authority. The means of site enclosure shall be constructed in accordance with the approved details prior to the development being put into beneficial use.
Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.
18. The car parking spaces and manoeuvring areas 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, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.
19. Prior to the commencement of development, a scheme of construction management shall be submitted to and approved by the Local Planning Authority. This scheme shall include details of the storage of plant and materials used in constructing the development, the parking of contractors/delivery vehicles, wheel washing facilities, restrictions on access/egress to the site by delivery vehicles to outside peak hours together with details of measures to ensure that delivery vehicles will be able to access and leave the site avoiding the situation where they would obstruct the highway by being obliged to wait and unload on the highway. The proposed development shall be managed in accordance with the approved scheme.
Reason: In the interests of highway safety and public amenity, in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.
20. The width of the shared access road from its junction with Springfield Gardens to the proposed culverted watercourse on the site shall be as shown on drawing reference 1948-106C.
Reason: to ensure that vehicles will be able to pass each other and to ensure that any overspill/visitor parking can be accommodated within the site in order to preclude overspill parking on Springfield Garden in accordance with Policy T5: Managing Transport Impacts of the Cardiff Local Development Plan.
21. With regard to the demolition of the garage, the following precautionary mitigation measures should be implemented in order to counteract any potential risk of harm to bats:-
 - Works should be timed to avoid bats' maternity and hibernation seasons;

- Tool-box talks should be given to site operatives such that they are aware that bats may be present;
- Features such as roof tiles, soffits, barge-boards, fascias etc., and any other features which bats may use to roost or to access a roost should be 'soft-stripped';
- An ecologist should be on call in case bats are found during demolition, etc. If bats are found during these works, they should stop immediately and Natural Resources Wales contacted for advice;

Reason: To avoid harm to bats or their roosts, which are protected in accordance with Policy EN7: Priority Habitats and Species of the Cardiff Local Development Plan.

22. Prior to the commencement of development, a reptile mitigation method statement shall be produced and submitted to the Local Planning Authority for approval. The mitigation of impacts upon reptiles shall be carried out in accordance with the approved method statement. The method statement shall include, but not be limited to, details of capture, exclusion to prevent re-colonisation, transfer and release to an agreed receptor site, and subsequent habitat management of that receptor site.

Reason: To ensure reasonable avoidance of harm to reptiles, which are protected species in accordance with Policy EN7: Priority Habitats and Species of the Cardiff Local Development Plan.

23. No clearance of trees, bushes or shrubs or demolition of the garage shall take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no birds nesting in these features immediately (48 hrs) before their removal.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b). It is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

24. Notwithstanding the submitted plans, details of refuse storage facilities shall be submitted to and approved by the Local Planning Authority. The facilities shall be provided prior to the development being brought into beneficial use and retained thereafter.

Reason: In the interests of visual and residential amenity, in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

25. Prior to the commencement of development a scheme to minimise dust emissions arising from demolition/construction activities on the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The demolition/construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures

being maintained in a fully functional condition for the duration of the demolition/construction phase.

Reason: To reduce the impacts of dust disturbance from the site on the local environment/nearby dwellings in accordance with Policy EN13: Air, Noise, Light Pollution and Land Contamination of the Cardiff Local Development Plan.

26. Notwithstanding the submitted details, prior to commencement of development, final plans showing the proposed floor levels of the dwellings and access road in relation to the existing ground level and the finished levels of the site shall be submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5: Good Quality and Sustainable Design of the Cardiff Local Development Plan.

RECOMMENDATION 2: The applicant is advised to secure the consent of the Operation Manager, Street Operations (via 'Highways@cardiff.gov.uk') prior to undertaking any works within the existing adopted highway in relation to the necessary widening of the existing footway vehicular crossover.

RECOMMENDATION 3: R1 Construction Site Noise

RECOMMENDATION 4: R4 Contamination and Unstable Land Advisory Notice

RECOMMENDATION 5: The Council's Ecologist has recommended that the following measures be incorporated into the scheme in the interests of nature conservation:

In order to compensate for the loss of bird nesting, roosting and foraging habitat caused by removal of trees and bushes on site, it is recommended that a number of bird boxes be erected in remaining vegetation, as suggested by sections 6.2.6 and 6.2.7 of the Ecological Assessment Report.

Measures should be incorporated into the drainage strategy, on the advice of an ecologist, which help to avoid amphibians getting trapped in gully-pots. There are some simple measures which can avoid this such as offsetting the gully pot from the kerb, installing 'wildlife kerbs' adjacent to the gully pot or installing amphibian ladders in gully pots.

Enhancement measures for bats should be incorporated into new buildings, such as bat bricks, bat tiles or providing bat access to roof voids

RECOMMENDATION 6: R2 Radon Gas Protection (basic measures)

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 Planning permission is sought to construct four detached houses on land comprising part of the rear garden at 30 Springfield Gardens and land within

the ownership of 38 Springfield Gardens, Morganstown.

- 1.2 Details of the layout and appearance of the proposed development are shown on the attached plans together with its relationship with neighbouring and nearby properties.
- 1.3 The houses are to be accessed from Springfield Gardens via a driveway to the side of existing house. This will be facilitated by the demolition of an existing garage located next to the boundary with the neighbouring property at no.26 Springfield Gardens. A further garage located at the front of the house will be retained for the use of the existing dwelling. The entrance onto Springfield Gardens is shown to be widened to approximately 6.5 metres permitting two vehicles to pass each other.
- 1.4 The proposed development comprises two four bedroom houses, a five bedroom house and a two bedroom house occupying an overall site area of 0.36 ha.
- 1.5 The proposed dwellings at plots A, B and C are two storeys in scale rising to a ridge height of approximately 8.7 metres. Following discussions with the Agent, the house proposed at plot D has been reduced in scale and height to approximately 7.1 and now incorporates a single storey wing with the first floor accommodation partly contained in the roof space. The dwelling at plot A has a one and a half storey element attached to its south east facing elevation rising to a ridge height of approximately 6.7 metres. All of the proposed units have attached or integral garages. The dwellings follow the topography of the site and occupy finished levels below that of the neighbouring houses.
- 1.6 Proposed materials comprise brown brick elevations with grey slate roofs. The windows and fascias/soffits are shown to be powder coated grey and Combined with the proportions of the glazing elements, are intended to provide for a subtle contemporary aesthetic to the design. The simple pitched roofs seek to reflect the traditional form of the surrounding properties.
- 1.7 In addition to a Design and Access Statement, the application is supported by a several documents including a Drainage Strategy, Ecology Report, Tree Report, Flood Risk Assessment, Noise Assessment and a Geotechnical Desk study.
- 1.8 With regard to the drainage strategy for the site, a surface water attenuation pond is proposed with foul flows proposed to connect to the public sewer in Springfield Gardens enabled by a private pump chamber located within the site.
- 1.9 The application proposes the removal of several trees and other planting. None of the trees are covered by preservation order and the supporting Tree Survey classifies the trees as either Category C (i.e., of either low quality) or U. It should be noted that a number of trees have been felled and some site clearance undertaken since the planning application was first submitted for determination. The application includes an indicative planting scheme for the site which has been subject of discussions with the Council's Tree Officer.

2. **DESCRIPTION OF SITE**

- 2.1 The application site comprises the site of 30 Springfield Gardens, a relatively modern detached dwelling occupying a large plot with a substantial rear garden extending northwards towards Ravensbrook, together with part of the rear garden of a neighbouring property at 38 Springfield Gardens.
- 2.2 Springfield Gardens consists of a mixture of detached, semi-detached and terraces houses, generally of traditional pitched roof appearance with short front gardens/enclosures. No. 30 is an exception as the house is set back approximately 16.0 metres from the footway. A double garage is positioned in front of the dwelling set back 10.0 metres from the footway.
- 2.3 The vehicular access to the property is located towards the side boundary of the neighbouring property at 26 Springfield Gardens. There is a further garage positioned to the rear of no. 30 next to the boundary with the neighbouring property.
- 2.4 There is a fall in ground levels across the site from south to north. The topography slopes upwards beyond its northern boundary towards Ravensbrook. This area is screened with trees/shrubs. The rear garden of no.30 is crossed by a small open watercourse which generally divides the more formal lawn area to the south from informal areas of tree/shrub planting to the north.
- 2.5 The properties adjoining the application site in Springfield Gardens typically have long rear gardens. Nearby houses to the north and west of the site occupy elevated positions in relation to the site, including the terrace at Teaman's Row. Consequently, some properties have an outlook across the site.

3. **PLANNING HISTORY**

- 3.1 90/0992W: Outline planning application for 2 no. dwellings refused for the following reasons:
- i) *The proposal is a form of 'tandem' development which would give rise to a serious loss of privacy and amenity for the occupier of no. 30 Springfield Gardens resulting from the use of the existing drive and its extension through the back garden by the occupiers of the proposed houses and by the dramatic reduction in the size of the back garden.*
 - ii) *The occupation of the proposed houses could give rise to an unreasonable loss of privacy for the occupiers of adjoining houses and the applicant's house especially if the boundary hedges die or are cut back.*
 - iii) *The proposed houses would not provide adequate living environments in view of the extremely limited length of their back gardens.*

4. **POLICY FRAMEWORK**

4.1 The Cardiff Local Development Plan 2006-2026 provides the local planning policy framework. Relevant policies include:

KP3 (B): Settlement Boundaries

KP7 Planning Obligations

KP15 Climate Change

KP5: Good Quality and Sustainable Design

EN13: Air, Noise, Light Pollution and Land Contamination

EN6 Ecological Networks and Features of Importance for Biodiversity

T5: Managing Transport Impacts

EN8:Trees, Woodlands and Hedgerows

EN7: Priority Habitats and Species

EN10 Water Sensitive Design

EN14 Flood Risk

H3 Affordable Housing

4.2 Supplementary Planning Guidance includes:

Supplementary Planning Guidance: Cardiff Infill Sites (2017);

Supplementary Planning Guidance: Access, Circulation and Parking (2010):

Supplementary Planning Guidance: Waste Collection and Storage facilities (2016);

Supplementary Planning Guidance: Green Infrastructure (November, 2017);

Supplementary Planning Guidance: Planning Obligations (2017)

4.3 Planning Policy Wales Edition 9 (2016):

1.2.5 Provided that a consideration is material in planning terms it must be taken into account in dealing with a planning application even though other machinery may exist for its regulation. Even where consent is needed under other legislation, the planning system may have an important part to play, for example in deciding whether the development is appropriate for the particular location. The grant of planning permission does not remove the need to obtain any other consent that may be necessary, nor does it imply that such consents will be forthcoming.

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, wherever possible avoiding development on greenfield sites

- Minimise the risks posed by, or to, development on or adjacent to unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the consequences of climate change by building resilience into the natural and built environment.

- Locate developments so as to minimise the demand for travel, especially by private car

•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

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).

4.11.9: Visual appearance, scale and relationship to 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.

5.2.9: Local Planning Authorities should seek to protect trees, groups of trees and areas of woodland where they have natural heritage value or contribute to the character or amenity of a particular locality.

5.5.11 The presence of a species protected under European or UK legislation is a material consideration when a local planning authority is considering a development proposal which, if carried out, would be likely to result in disturbance or harm to the species or its habitat.

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, inter alia, development that is easily accessible by public transport, cycling and walking, 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, well designed living environments, where appropriate at increased densities.

9.2.13: Sensitive design and good landscaping are particularly important if new buildings are successfully to be fitted into small vacant sites in established residential areas.

9.3.3: Insensitive infilling or the cumulative effects of development or redevelopment should not be allowed to damage an area's character and amenity. This includes such impact on neighbouring dwellings such as serious loss of privacy or overshadowing.

12.4.1: The adequacy of water supply and the sewerage infrastructure are material considerations in planning applications and appeals.

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 stage, construction and demolition stage should be made by developers.

13.2.1: Flood risk is a material planning consideration

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation raises no objection to the application on highway safety/transportation grounds, advising as follows:

The proposed layout makes adequate provision for off-street curtilage parking for both the proposed new dwellings and also the retained existing dwelling, while any visitor parking could be adequately accommodated on the new shared access road. I note that a large number of objections, including a petition, have been submitting opposing the application on grounds which include highway/parking concerns. I am satisfied that the proposed development will not generate the feared overspill parking on Springfield Gardens and would not thereby exacerbate existing kerbside pressure, while the proposed four new dwellings would generate in the order of only some 3 additional two way vehicle movements along Springfield Gardens during peak hours.

For the foregoing reasons I consider that an objection on highways grounds would be very difficult to sustain at any future appeal and I would therefore not raise an objection, subject to conditions relating the retention of parking (D3D) and to the proposed new shared access road being a minimum of 4.5 metres in width along its length to ensure that vehicles will be able to pass each other and to ensure that any overspill/visitor parking can be accommodated within the site in order to preclude overspill parking on Springfield Gardens). With respect to the objections raised, I would comment that the associated widening of the existing access onto Springfield Gardens would be marginal only and not to a degree that an objection on the grounds of loss of existing kerbside space would be sustainable.

I would also request the imposition of a Construction Management Plan as follows:

Prior to the commencement of development a scheme of construction management shall be submitted to and approved by the LPA. This scheme shall include details of the storage of materials, and the parking of contractors/delivery vehicles, equipment and wheel washing facilities within the site, restrictions on access/egress to the site by delivery vehicles to outside peak hours together with details of measures to ensure that delivery vehicles will able to access and leave the site avoiding the situation where they would obstruct Springfield Gardens by being obliged to wait and unload on the highway. Reason: in the interests of highway safety and public amenity, and to preclude overspill parking which would exacerbate existing kerbside pressure on Springfield Gardens.

I would also suggest a second recommendation advising the applicant of the need to secure the consent of the Operation Manager, Street Operations (via 'Highways@cardiff.gov.uk') prior to undertaking any works within the existing adopted highway in relation to the necessary widening of the existing footway vehicular crossover.

In response to additional representation from Councillor McKerlich, the Officer comments as follows:

Rather than separate accesses serving no. 30 and the proposed new dwellings, all are to be served by an improved single shared access and a condition has been requested requiring that this shared access be a minimum of 4.5 metres in width to both ensure that vehicles will be able to pass each other whilst also ensuring that any overspill/visitor parking can be adequately accommodated within the site without generating overspill parking on Springfield Gardens itself.

The Councillor raises a concern with regards to the potential for inconsiderate parking on Springfield Gardens resulting in obstruction of vehicles seeking to access/egress the proposed development. This is a common problem throughout Cardiff on many older narrower streets which experience heavy parking pressure. Parking is such a manner as to obstruct an access is illegal and would be a matter for the police. However, in this instance the 'existing' access is to be widened which will have the effect of aiding access/egress manoeuvres to/from the site. I am satisfied that the widening the existing access to 4.5 metres will be sufficient to ensure that such problems do not arise in the future.

The Officer has also provided the following additional comments in response to further concerns from a local resident:

I note the concerns raised with respect to kerbside parking congestion creating difficulty for access by large vehicles, and have addressed this in my previous comments in terms of this being an 'existing' problem, which, since adequate off-street parking is proposed for the new dwellings and for visitors, would not be exacerbated to a significant degree by the proposed development.

Where these concerns may be more pertinent would be during the course of the construction period when delivery vehicles will be seeking to access the site. If cars are parked in close proximity to the site access, it may have the effect of precluding their ability to turn into the site obliging them block the road while they unload before undertaking lengthy reversing manoeuvres back to Ty Nant Road. However, mindful of the transient nature of such a problem and that deliveries would take place in the daytime where parking levels may be expected to be less, I do not consider that it would be a sustainable reason for objection.

I am sure that such a scenario can be avoided and consider this can be adequately addressed via the requested Construction Management Plan.

5.2 The Operational Manager Waste Management advises as follows:

The distance from the bin store to the dwellings it serves is a concern to Waste Management. The Officer advises that it may be possible for the collection vehicle to use the access road to reach the proposed properties, but vehicle tracking must be submitted to ensure its largest vehicles can enter and exit the site in a forward gear.

5.3 The Operational Manager, Drainage Management, having assessed the information submitted with the application and having considered the detailed representations submitted by local residents, raises no objections to the positive

determination of the application on drainage/flood risk grounds subject to conditions, commenting as follows:

We have reviewed the information available on the planning portal objecting to the planning application and also provided our recommendations for conditions.

It is worth noting the application is classified as a 'minor' development and as such, the information submitted must be proportionate.

As part of the application process, information has been received from neighbouring residents in relation to groundwater flooding concerns. Much of this information relates to the level of underlying groundwater and the potential changes to this regime in circa 20 years, should CEMEX cease dewatering operations.

As with any planning applications, whilst future implications such as climate change must be considered, assessing a potential unknown such as third party ceasing existing operations a significant time in the future is both difficult to quantify and unreasonable to impose on a current planning application. Should a third party, in this instance CEMEX, ultimately decide to cease dewatering operation then it would be implicit for their technical team to confirm such an action at that time would not have a detrimental impact on the surrounding area and environment.

Concerns have also been raised with regard to groundwater flooding at the site itself, notably through reference to groundwater level observations from a borehole constructed approximately 100m to the southwest and historic boreholes constructed in the surrounding area. Pre-commencement planning conditions are proposed below which deal with detailed assessments and the design of the scheme. Notably, the proposed conditions require overall site drainage design along with site specific investigations in relation to the hydrological and hydrogeological regime, which will provide further clarity on the current site specific setting and these will dictate the ultimate design requirements.

It is noted that the objections raised also pose concerns in relation to the future operation of the site drainage strategy, namely that the residents will be required, in perpetuity to:

- i) pay the communal maintenance charge for bi-annual inspection and clearance of the watercourse, attenuation pond, land drainage and flow control chambers;*
- ii) maintain manageable levels of vegetation within the watercourse;*
- iii) pay their electricity bills for the sewage pumping station.*

It is common place on planning applications for the applicant to propose sustainable drainage systems (SuDS) to manage storm water at source and this is welcomed as part of the drainage design. A design has been put forward, which has been agreed, in principle, but will be subject to refinement following intrusive investigation, to control storm water at source via an attenuation basin

in accordance with the principle of SuDS. The conditions suggested also state that the design needs to be in accordance with best practise document CIRIA C753. The maintenance and management of the SuDS will be determined following the agreement of the detailed design.

With respect to the maintenance of the watercourse, there is a requirement for a riparian owner to maintain their watercourse. In addition, regarding any blockages that are not maintained, the Council has powers under the Section 25 of the Land Drainage Act 1991 to require any nuisance to be abated. Any enforcement under this Section will be based on a flood risk assessment.

The foul sewage will be put up for adoption by the developer by Dwr Cymru Welsh Water and this is common place. These discussions will be held between the relevant parties.

In summary, the conditions suggested seek to ensure that the site is drained in a sustainable manner and the storm water is managed at source. In addition, the conditions will determine the hydrological and hydrogeological aspects of the site and ensure compliance with the requirements of TAN15. Finally, the management of the SuDs in perpetuity is reflected in the suggested conditions and this will be undertaken in accordance with an approved scheme.

The applicant proposes to deal with surface water flows via onsite attenuation with discharge to the onsite watercourse at 5l/s. Current assessments identify a reduction in run-off to the watercourse post development as a result of the implementation of this and a perimeter drain which will intercept and attenuate overland flow to 85l/s. This approach is welcomed to providing a flood risk reduction downstream of the site and we would look for this strategy to possibly be refined at detailed design to further this reduction.

In addition, there will be a requirement for a detailed maintenance and operation plan to be presented for review by the Local Authority to confirm who will ultimately be responsible for the ongoing maintenance of the system in perpetuity.

I would recommend the following conditions:

- 1. No development shall take place until detailed a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, have been submitted and approved in writing by the Local Planning Authority (LPA) in consultation with Cardiff City Council as the Lead Local Flood Authority (LLFA). The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:
 - a. Undertake infiltration testing, in accordance with BRE 365 guidance, to be completed and results submitted to demonstrate suitability (or otherwise) of the use of infiltration SuDS**

- b. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C753.*
 - c. Evidence that the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm has been limited to the 5l/s for all return periods*
 - d. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the drainage system for a range of return periods and storms durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.*
 - e. Demonstrate the proposed allowance for exceedance flow and associated overland flow routing.*
2. *No development shall take place until such time as an Operations and Maintenance Plan has been submitted to and approved in writing by the LPA, in consultation with the LLFA, giving details on how the entire surface water and foul water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details, for the maintenance of all features within the communal areas onsite (outside of individual plot boundaries) shall be provided to the LPA.*
3. *No development shall take place until such time as a groundwater assessment has been undertaken to identify the likely risk of groundwater flooding. Where groundwater is identified, a scheme to manage and mitigate the risks associated with flooding from this source should be submitted to and approved in writing by the LPA in consultation with the LLFA.*

With regard to the culvert, any maintenance is the responsibility of the riparian owner and therefore a developer would not be responsible for such assets off their land. I would note that this culvert has recently undergone a root cutting exercise and has therefore improved capacity and operation.

The flail that remains in the culvert is within a manhole so does not have the same risk posed to flooding should it have been stuck in the culvert barrel. Nevertheless, we are hoping to attend to remove the obstruction too shortly but timing will be determined by the residents agreement.

- 5.4 Pollution Control (Noise & Air): The officer has also requested a condition relating to dust control and informative R1(Construction Site Noise).
- 5.5 Pollution Control (Contaminated Land): Standard conditions are requested relating to unforeseen contamination, importation of soils and aggregates, use of site won aggregates together with informatives R2: Radon Gas Protection and R4: contaminated/unstable land.

5.6 The Tree Officer advises that a provisional Tree Preservation Order (TPO) initially applied to the trees within and bounding the site. Following a site visit, and taking account of the submitted tree report, the Officer concluded that the trees within the development site were of low arboricultural quality and should not be considered a significant constraint to development. The provisional TPO was subsequently left to lapse.

5.6 The Council's Ecologist comments as follows:

I have considered the report into the Ecological Assessment, and also the 'Survey for Trees with Bat Potential' report, both carried out by David Clements Ecology Ltd in support of this application, and have the following comments to make.

Designated Sites

It is agreed that the development is unlikely to affect any locally or nationally designated sites nearby and I do not consider that any of the habitats on site would justify designation as a Site of Importance for Nature Conservation.

Habitats

I agree with the assessment of the habitats present on site provided in the Ecological Assessment, although detail provided on the stream habitats is limited. In relation to the stream, I am satisfied that it would not support any high priority species such as Otter, Water Vole, or Freshwater Crayfish and also that it would remain relatively intact, subject to the introduction of a culvert, following development. Therefore my overall view is that the severity of the impact would be relatively low, provided the drainage system on the development site does as much as possible to avoid contamination of the stream. I do not say that there are not species of plant and animal in the stream, nor that there will be no impact whatsoever, but in the context of ongoing development in Cardiff, the scale of impact of this proposal would be relatively minor.

Consultees on this application have referred to the stream as being a Priority habitat under the UK Biodiversity Action Plan (UKBAP). The UK BAP that is referred to is now defunct, and in Wales we work to the Section 7 list of the habitats of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. The priority habitats on that list do not include streams, and the watercourse on this site is not a 'River', as set out on that list. Even if this watercourse were of a habitat type on the Section 7 list, that in itself would not entail any protection of that habitat to the extent that it cannot be touched. Rather, the list (along with the corresponding species list) is a focus of a general duty upon public bodies to seek to maintain and enhance biodiversity in the exercise of their functions, and in doing so to promote the resilience of ecosystems. In that respect the Council has discharged this duty by considering the Ecological Assessment report submitted by the applicant's ecologist, by requesting further surveys and mitigation measures, and will secure those mitigation measures by planning condition, if consent should be granted.

Leaving aside the Section 7 list, I do not see that the stream habitats on this site are of such ecological importance as to allow me to advise the planning officer that the planning application be refused on the strength of the impact upon stream habitats. The ecological consultants assessed the stream to be of 'Local' value for wildlife, and much of the vegetation is ornamental (Gunnera and ornamental Iris species), though of course there will be native vegetation as well. The best that can be achieved is to make sure that surface-water run-off into the stream during construction is minimised, along with other construction impacts, and that as much of the stream as possible is retained in its present semi-natural state as possible after construction.

European Protected Species (EPS)

Dormice

I agree that the likelihood of Dormice occurring on this site is low, due to the small size and isolation of the site. Therefore I agree with the decision not to undertake survey or specific mitigation measures for this species.

Roosting Bats – Garage Building

Having visited the site, I do not agree with the statement at section 3.2.2 of the 'Ecological Assessment' report that 'the building is well sealed with no visible potential access points for bats'. A cursory survey of part of the exterior of this building revealed that the soffits and fascias were not in fact well sealed, but instead showed a series of gaps, at least 3 of which were greater than 1.5 cm wide; large enough for a small species such as a pipistrelle to crawl through.

However, there were no other signs of bat use, such as fur staining or grease marks, and there was evidence of disused cobwebs associated with many of the gaps. Therefore I would say that the likelihood of bat use is low, and there is not enough evidence to justify requiring a more detailed survey at this stage.

This being the case, the following precautionary mitigation measures are proposed, which should be required as a planning condition:-

Condition: The following precautionary mitigation measures should be implemented in order to counteract any potential risk of harm to bats:-

- Works should be timed to avoid bats' maternity and hibernation seasons*
- Tool-box talks should be given to site operatives such that they are aware that bats may be present*
- Features such as roof tiles, soffits, barge-boards, fascias etc., and any other features which bats may use to roost or to access a roost should be 'soft-stripped'*
- An ecologist should be on call in case bats are found during demolition, etc. If bats are found during these works, they should stop immediately and Natural Resources Wales contacted for advice*
- Enhancement measures for bats should be incorporated into new buildings, such as bat bricks, bat tiles or providing bat access to roof voids*

Reason: To avoid harm to bats or their roosts, which are protected.

Roosting Bats – Trees

Following the detailed tree inspection, the ‘Survey for Trees with Bat Potential’ report set out in sections 4.3 and 4.4 a series of recommendations namely that trees identified as Tree 2 and Tree 3 should both be subject to a visual inspection immediately prior to felling. Furthermore, a suitably licenced ecologist should use an endoscope inspect each hole which has been highlighted as having potential for bats. If bats or evidence of the presence of bats is found during the visual inspection work in the immediate vicinity must cease immediately and appropriate expert advice sought as a matter of urgency.

These trees have since been felled and through dialogue with the ecological consultants contracted by the landowner I am assured that these measures were implemented on 27th February 2016. No bat roosts were discovered during surveys or during felling, and so it can be concluded that no bats or bat roosts were affected.

Bat Foraging Habitat

It can be assumed that a range of species will be using the site for that purpose. Whilst there is no direct mitigation for the impact of loss of foraging habitat available, retention of as many trees as possible together with measures suggested in sections 6.2.5 to 6.2.8 of the ‘Ecological Assessment’ report, may offset this loss, albeit indirectly.

Great Crested Newts

I agree with the assessment that the presence of GCN’s at this site is unlikely, although this assessment would have benefitted from a Habitat Suitability Index assessment of the waterbody on site. Having said that, the stream appears to be of low suitability to support this species, which normally prefers ponds rather than streams as a breeding habitat. In addition, we have a reasonably good understanding of the distribution of this species in Cardiff, and in my view, the site is too isolated from the nearest known population (at Goitre Fach, south of the M4) to justify a full GCN survey.

UK Protected Species

Reptiles

In general, I accepted the results of the reptile survey, although I did have a number of minor concerns over the methodology that was used. Taking these into consideration, my advice was that the population size class of Slow-worms (a native reptile species) may have been underestimated, and it may be the case that more Slow-worms than expected are encountered during translocation. I asked that this be borne in mind in the selection of a receptor site for translocated animals.

Some vegetation clearance has already taken place on part of this site. Slow-worms inhabited the part of this site which was cleared and I understand that six Slow-worms were moved from the area affected to other parts of the garden. Whilst this 'receptor area' already supports Slow-worms, I was satisfied that the habitat could accommodate this very small number of additional animals. There are no legal constraints upon a landowner who moves reptile species such as Slow-worms in this way as long as they are released in suitable habitat. If consent for this scheme is granted, then all of the Slow-worms from the development area would have to be translocated to a safe site elsewhere. Translocation of reptiles is a very widely used tool in the UK to avoid harm to reptile species which live on sites which are to be developed. I gather a site has been identified nearby in Radyr, which can accommodate these animals.

The following condition should be used to secure the protection of the remaining reptiles on this site:-

Condition: Prior to development, a reptile mitigation method statement should be produced and submitted to the Local Planning Authority. Thereafter, mitigation of impacts upon reptiles should be carried out in accordance with that method statement. The method statement should include, but not be limited to, details of capture, exclusion to prevent re-colonisation, transfer and release to an agreed receptor site, and subsequent habitat management of that receptor site. Reason: To ensure reasonable avoidance of harm to reptiles, which are protected species.

Nesting Birds

As there are likely to be nesting birds on the site, the following condition is recommended, which accords with the recommendations set out in section 6.1.4 of the Ecological Assessment:-

Condition: No site clearance/demolition of (relevant features) to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no birds nesting in these features immediately (48 hrs) before their removal.

Reason: To avoid disturbance to nesting birds which are protected under the Wildlife and Countryside Act 1981: Part 1, 1(1)(b), it is an offence to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built.

Furthermore, in order to compensate for the loss of bird nesting, roosting and foraging habitat caused by removal of trees and bushes on site, it is recommended that a number of bird boxes be erected in remaining vegetation, as suggested by sections 6.2.6 and 6.2.7 of the Ecological Assessment.

Some vegetation clearance has already taken place at this site, and concerns were raised by nearby residents that nesting birds may have been affected by

this work. However, clearance of vegetation in itself is not an activity that is controlled by the Local Planning Authority. I was assured by ecological consultants working at this site that site operatives were aware of the potential presence of nesting birds, and of the protection afforded to them. Nonetheless, I am aware that the local wildlife crime liaison officer, attended the site and I believe spoke to the workmen. No breach of the legislation afforded to nesting birds was identified. The landowner of this site further confirmed that he had re-iterated to site operatives the need to avoid harm to nesting birds.

Native Amphibians

A number of common amphibians are reported to have been found on site, although the species is not specified. At a site visit I observed approximately 15 clumps of Common Frog spawn which were in an advanced stage of development. Given that the stream on site is reported to have potential for amphibians to breed, and presuming this will remain the case after development, then measures should be incorporated into the drainage strategy which help to avoid amphibians getting trapped in gully-pots. For example, where gully pots are adjacent to full-depth kerbs (i.e. not dropped kerbs) there is a well-established danger that amphibians will follow the kerb and fall into the gully pot and get trapped. There are some simple measures which can avoid this, such as offsetting the gully pot from the kerb, or installing 'wildlife kerbs' adjacent to the gully pot, or installing amphibian ladders in gully pots. Whilst the common amphibian species on this site do not benefit from any relevant statutory protection, we should nonetheless recommend that the applicant implements these on the advice of their ecologist, if consent is granted, i.e.,

Recommendation: gully-pots and of roadside kerbs should be designed, under the advice of an ecologist, to avoid trapping amphibians which inhabit the proposed development site.

Biodiversity and Resilience of Ecosystems Duty

These comments contribute to this Authority's discharge of its duties under Section 6 of the Environment (Wales) Act 2016. This duty is that we must seek to maintain and enhance biodiversity in the exercise of our functions, and in so doing promote the resilience of ecosystems, so far as is consistent with the proper exercise of those functions.

- 5.7 The Housing Development Officer advised that in accordance with Local Development Plan Policy H3: Affordable Housing, an affordable housing contribution of 20% of the four units proposed (1 unit) should be sought. Although the priority is for on-site affordable housing in the form of affordable rented accommodation, given the proposed design of the scheme, the number of units as well as the affordability and practicality of managing and maintaining affordable housing on-site for a Registered Social Landlord, the Officer advised that a financial contribution of £131,080 would be acceptable in this instance.

In response to this request, the applicant commissioned a viability assessment of the scheme which was subsequently reviewed by the District Valuer (DVS) on

the Council's behalf. The DVA's assessment is that the scheme would be marginally unviable and consequently no affordable housing contribution is sought in respect of the proposed development.

- 5.8 The Parks Planning Manager has agreed, in principle, to the translocation of Slow-worms to Council owned land around the Motte and Bailey in Morganstown subject to the payment of a commuted sum towards the future habitat management of the site. The Officer has assessed the contribution to be £5,200 which would need to be secured via a S106 planning obligation. The applicant has agreed to the provision of the sum.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 Natural Resources Wales provided the following pre-application advice directly to the applicant (summary):

Flood Risk Management

The proposed application site lies entirely within Zone A as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2014). Furthermore, the application site lies outside of the flood zones as detailed in our Flood Map information, which is updated on a quarterly basis. Based on this information, flood risk is considered to be minimal at this location and a Flood Consequences Assessment would not be required.

We advise the proposed culverting of the watercourse will require consent from the Local Authority in their capacity as Lead Local Flood Authority.

Surface Water Drainage

The information submitted in support of the enquiry indicates surface water drainage is to discharge to watercourse. The proposed development is potentially increasing impermeable surfacing in the site. We therefore advise surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDs). SuDs are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SuDs involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands.

The variety of SuDs techniques available means virtually any development should be able to include a scheme based around these principles and provide multiple benefits,

reducing costs and maintenance needs. Where this is not possible, any proposed drainage scheme should ensure run-off from the proposed development is reduced or will not exceed existing runoff rates.

A surface water assessment / drainage design strategy should be undertaken which should include the design of the surface water drainage system and how it

will affect the site layout.

Pollution Prevention

We advise the implementation of appropriate pollution prevention measures to protect surface water runoff which enters surface water drains and/or the nearby minor watercourse from pollution during construction.

To further protect the water environment, we advise the production of a construction method statement prior to construction, including any demolition.

In respect of the current planning application, Natural Resources Wales provides the following representations:

We do not object to the application as submitted. We offer the following advice in relation to the proposal; flood risk management; surface water drainage; and, European protected species.

Flood Risk Management

The application site lies entirely within Zone A as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). We note the submitted Flood Consequences Assessment prepared by C D Gray and Associates, Ref:8960-FCA-Rev0, dated September 2015, confirms the above. Furthermore, the application site lies outside of the flood zones as detailed in our Flood Map information, which is updated on a quarterly basis. Based on this information, flood risk is considered to be minimal at this location.

Surface Water Drainage

TAN15 advises for development located in Zone A the justification test is not applicable and surface water requirements apply. We note surface water requirements have been assessed in the submitted Drainage Strategy prepared by C D Gray and Associates, Ref: 8960-DrainageStrategy-Rev0, dated September 2015. We note it is for your Authority's Land Drainage Department to comment on the suitability of these proposals.

European Protected Species

We note the submitted Ecological Assessment, prepared by David Clements Ecology Ltd, dated September 2015 and recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of European Protected Species (EPS) being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2), surveys may be required. Please consult us again if any surveys undertaken find EPS are present at the site and you require further advice from us.

NRW has been made aware of biodiversity and drainage/flood risk concerns raised by a number of residents and has responded as follows:

With regards to the surface water issues raised, this is a matter for the Lead Local Flood Authority (LLFA) which is Cardiff City Council. We advise you to

contact your Land Drainage Department for further advice in this matter.

With regards to European Protected Species (EPS) and other Biodiversity issues we refer back to the advice in our response to the original planning application. We recommend you consult your own in-house ecologist regarding the presence of EPS and to re-consult us if any surveys find that EPS are present.

NRW was consulted following the receipt of amended drainage information and again raised no objections to the application commenting as follows:

We do not object to the application as submitted. We offer the following advice in relation to the proposal; flood risk management; surface water drainage; and, European protected species.

Flood Risk Management

The application site lies entirely within Zone A as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). The submitted Flood Consequences Assessment prepared by C D Gray and Associates, Ref:8960-FCA-Rev0, dated September 2015, confirms the above. Furthermore, the application site lies outside of the flood zones as detailed in our Flood Map information, which is updated on a quarterly basis. Based on this information, flood risk is considered to be minimal at this location.

Surface Water Drainage

TAN15 advises for development located in Zone A the justification test is not applicable and surface water requirements apply. Surface water requirements have been assessed in the submitted Drainage Strategy and associated appendices prepared by C D Gray and Associates, Ref: 8960-DrainageStrategy-Rev4, dated November 2016. We note it is for your Authority's Land Drainage Department to comment on the suitability of these proposals.

European Protected Species

We note the submitted Ecological Assessment, prepared by David Clements Ecology Ltd, dated September 2015 and recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of European Protected Species (EPS) being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning paragraph 6.2.2), surveys may be required. Please consult us again if any surveys undertaken find EPS are present at the site and you require further advice from us.

Other Matters

Our comments above only relate specifically to matters included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website at this link. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

- 6.2 Welsh Water/Dwr Cymru advise that they have reviewed the Flood Consequence Assessment ref 8960-FCA-Rev 0 and the Drainage Strategy ref 8960-Drainage Strategy-Rev 0 dated September 2015 and request the following condition in the event that the application is recommended for approval:

No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details of 8960-drainage strategy-Rev 0. Thereafter no surface water and/or 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.

The Company comments as follows having reviewed additional drainage information.

We have reviewed the additional drainage information submitted as part of the above application and can provide the following updated consultation response.

The updated Drainage Strategy document reference 8960-R4 and dated November 2016 indicates that surface water will not drain to a public sewer and identifies the potential to use a soakaway or discharge to a nearby watercourse/culvert. As the statutory sewerage undertaker we are only able to provide comment on any proposal seeking to connect to the public sewerage system. Therefore, our assessment of the drainage proposal and this consultation response will focus on the foul drainage proposal only.

Turning to the foul drainage proposal we can confirm that the principle of connecting foul only flows to the public sewer in Springfield Gardens is acceptable . We note that the Drainage Strategy indicates that a sewerage pumping station is required in order to achieve the required public sewer connection. This proposal is indicative and we advise that the foul drainage proposal will be vetted in detail by our engineer via an application submitted under Section 104 of the Water Industry Act 1991.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

7. **REPRESENTATIONS**

- 7.1 Councillor McKerlich objects to the application, initially commenting as follows:

Springfield Gardens is in effect a narrow cul de sac running east to west; at the top (west) end is Teamans Row, a mature (most built in 1847) development of 6 houses ,4 of which do not have parking facilities. There is normally no scope to turn a car at the top of Springfield Gardens due to the number of densely parked vehicles and there is never scope to turn a large delivery vehicle or a refuse vehicle (this point can be verified with waste management). These large vehicles

have to reverse up to the top or reverse back down again through 2 rows of parked vehicles with little clearance. The proposed site for these four houses, in a dip at the bottom of slopes going down from Teamans Row, Springfield Gardens and Ravensbrook; the site, in effect, acts as a large soakaway for surrounding homes and gardens; it is boggy and has an open stream running through it; despite the presence of this soakaway, gardens to the east in Springfield Gardens are very wet in times of heavy rain and, often have standing water. The nature of this site has made it a natural home for a wide variety of birds, bats and other rare wildlife and plants.

My concerns are:

- i) I object on grounds of over-development; the original building is subservient to the proposed development and planned access is inadequate.*
- ii) I am concerned that the proposed access will go very close to the existing house at 30 Springfield Gardens (SG) and the neighbouring house at 26 Springfield Gardens. This will be an invasion of privacy and intrusive with cars on headlights returning late at night.*
- iii) Springfield Gardens is very narrow and is already home to many parked cars. Further development, with several cars will exacerbate existing severe access issues and make it difficult for emergency vehicles and will oblige parked vehicles to be reversed down Springfield Gardens and onto the busy Tynant Road to turn. The submitted photos illustrate this point.*
- iv) The proposed development is on boggy ground with an open stream traversing it; I assume that the open stream will be diverted in to a culvert but this will disrupt the natural drainage from surrounding land which, at present, goes into the stream.*
- v) Homes on Teamans Row are located at the top of a steep escarpment above the development site which will be subject to a great deal of groundworks including the culvert. Has a slope stability study been made on this slope and on the slope up to Ravensbrook?*
- vi) The site provides habitat for a variety of animals and birds and the developer commissioned a study detailing some but not all of these; this study accepts that the habitat will be converted to tarmac almost in its entirety.*
- vii) There are trees worthy of preservation on the site and Cardiff Council is in process of establishing TPOs on these.*
 - viii) The new homes will significantly impair the privacy of the homes and gardens of several houses in Teamans Row, Springfield Gardens and Ravensbrook.*

The Councillor requests a site visit prior to the determination of the application given the petition with 100 names and the unusual aspects of the terrain. He also requests to speak on behalf of residents at Planning Committee.

The Councillor subsequently submitted the following additional representations:

I have done further research and walked the site and surrounding area. I think that a site visit is an essential prelude to determination for the following reasons:

The stream going across the site has a significant volume and if it is culverted

into the existing culvert, it may overload that culvert which goes under the B4262. The hydrological study does not address this but it is difficult to see how any consequent overload could be remedied.

If the stream is culverted what would happen to the water arising in the surrounding areas which at present vents into the stream?

The land on either side of the stream is a very deep peat bog of considerable age.

How will effluent from the proposed houses find its way uphill into the public sewer? Is the proposed solution reliable?

The northern part of the site has a number of very old trees with an extensive root structure. When these are removed it will be necessary to construct a substantial retaining wall along the boundary with Ravensbrook to prevent erosion of the land to the south of Ravensbrook. No such wall appears on the plans.

Given that there will be separate access to 30 Springfield Gardens and the planned new houses, the access road to the new houses will not be wide enough for 2 vehicles to pass. As a result of the narrow exit, when a vehicle exiting from the new houses reaches the current Springfield Gardens, it will not be possible to turn left if parked vehicles are situated opposite and near to the eastern side of the exit.

I believe that the site requires a proper survey to establish how much of the planned development is part of 30 Springfield Gardens; the area to the north east where the SuDS might be located is advised to be orphan land and the owners of 26 and 24 Springfield Gardens advise that they have a provable history of maintaining the sections at the end of their gardens. The area to the north appears to include land in the ownership of residents of Ravensbrook.

7.2 Mark Drakeford AM and Kevin Brennan MP write in support of the case for a site visit by Planning Committee in advance of its determination, as follows:

The proposal in question involves a series of discrete but interlocking considerations which, we believe, would benefit greatly from being viewed directly by members of the committee.

Those considerations include:

- *Very real concerns at the impact of the proposed development on the existing and complex drainage arrangements at the site which include a series of streams, culverts, steep escarpments, together with a very deep peat bog of considerable age. Unless the proposed development can demonstrate a convincing set of mitigating actions, the increased risk of flooding to existing properties would remain a legitimate source of continuing anxiety to those whose existing properties would be affected.*
- *The current drainage arrangements culminate in a culvert which underpasses the B4262. Without significant safeguards - which it is difficult to envisage - there is a real risk that this culvert could be*

overloaded as a result of the proposed development, leading to major disruption in the wider locality.

- *The challenge of producing a remedial plan to address these drainage concerns is compounded by the complexity of land ownership in the immediate vicinity of the proposed development - a complexity which the current proposal fails adequately to address.*
- *A site visit would also allow members of the committee to view for themselves the major challenges to traffic and parking which already exist in the immediate locality and which can only be exacerbated by further development.*
- *Finally, in this non-exhaustive list of concerns, we draw attention to the local authority's own Local Development Plan which identifies the M4 as a boundary beyond which development should not be permitted. The current proposal violates that intention. While it is relatively modest in nature, the fact that it does not comply with the local authority's own major planning statement should, we believe, be regarded as a material factor in the planning committee's consideration.*

We do hope that, taking all these factors into consideration, you will feel able to agree to a site visit.

- 7.3 A 100 signature petition of objection has been submitted from local residents. The grounds of objection are as follows:

Destruction of vital green space, destruction of the environment, ecological impact, loss of privacy, light and noise pollution, flood risk and the impact on an already oversaturated infrastructure, parking, road and pedestrian safety, amongst many other reasons.

- 7.4 Some 60 representations have been received from neighbouring occupiers and local residents objecting to the planning application on a variety of grounds. A summary of the objections received are identified below. Copies of the detailed objections can be viewed on the Council's website.

Parking and Highway safety concerns.

Inadequate parking provision. There is concern that the proposed development would lead to increased demand for parking space on Springfield Gardens (e.g., visitors to the proposed dwellings) coupled with reduced capacity for parking on Springfield Gardens due to the proposed widening of the access road. The street accommodates residents' vehicles from neighbouring streets who have no private parking or roadside parking. This results in the street being at saturation point, not only for parking but for the safe and free flow of traffic. Adding more traffic flow to an already busy street with limited passing and turning points, will create greater danger to residents. Vehicles exiting the site onto Springfield Gardens from an incline will become a dangerous hazard to other vehicle, pedestrians and cyclists.

Service vehicles struggle to manoeuvre in the street and on refuse collection day vehicles must wait whilst the refuse truck reverses half way up then stops whilst it

is loaded. In an emergency, an ambulance, fire truck or police van would be hindered in its approach if this development goes ahead due to parked cars and loss of vision.

Impact on the living conditions of neighbouring and nearby occupiers and future occupiers.

The application will decrease the quality of life for residents. Neighbouring residents enjoy a private and quiet environment. The proposed development would change this irreversibly. There will be noise, light pollution and invasion of privacy. The topography of the area means that all the proposed houses would be overlooked. The proximity of the proposed driveway will result in an intolerable level of noise, disruption, loss of privacy and light to adjacent occupiers.

The development of the houses will result in the loss of dark skies with light from the houses being a constant feature.

Disruption and noise during building work would be inconvenient for many people living on the street who work shifts and have small children.

Loss of views. Concerns regarding possible structural damage to neighbouring property. Reference has been made to historical planning application dating from 1990 for the refusal of planning permission for two detached houses to the rear of 30 Springfield Gardens

Adverse Impact on the Environment/Ecology/Conservation Interests

Concerns that the proposed development would destroy part of an important wildlife corridor and result in a loss of green space/habitat. The site is host to many different species of reptiles, amphibians, birds, mammals and insects. There is concern that the ecological assessment conducted on behalf of the developers is inadequate.

The proposed development area is also a locally important habitat including several mature trees, and a spring and brook. Building four detached houses around the spring and brook flies in the face of the attempts to improve biodiversity in Wales.

Building four detached houses in the centre of this green space will destroy the local character of the area. The proposed development will have an unacceptably high density and is a clear case of garden grabbing.

Drainage and Flood Risk Concerns.

The increased risk of flooding to existing properties has been raised as a significant issue. The site is crossed by a stream/ditch which culminates in a culvert which continues beyond the site across third party land. There is concern that the culvert could become overloaded as a result of the proposed development, leading to major disruption in the wider locality. The calculations

and assumptions in the submitted drainage strategy and supporting information have been disputed by residents. It is contended that the calculated flood risk in the revised drainage strategy is a significant underestimate of the real flood risk, ignoring the groundwater flow and the effects of shallow water table conditions on runoff generation. It is also contended that flood risk in the proposed development area will increase further once operations in the nearby CEMEX quarry cease. Given the uncertainties relating to the hydrogeology, it is contended that currently it is not possible to quantify this risk. Residents comment that given severe flooding of the proposed development area has occurred in living memory, it would be reckless to allow properties and a sewage pumping station to be built in this area which is believed to act as the 'Sustainable Drainage Solution' for the neighbourhood.

Any development will diminish the amount of soakaway available for surface water to drain away, possibly resulting in increased ground water level, dispersing it to neighbouring properties.

The submitted Flood Consequences Report does not give sufficient assurance that the development will not cause downstream problems for residents in close proximity.

Other matters.

- Concerns have been expressed about the stability of banks around parts of the application site.
- The application site is not sustainably located in relation to local facilities/services. Inadequate school provision.
- The description of the application is misleading because the plans are to build houses behind both numbers 30 and 38 Springfield Gardens.
- The proposed development would have a detrimental effect on property values.
- The Local Development Plan has been released recently and provided for many thousands of houses. The proposed development does not form part of that development plan and is not required.
- Reference to a possible right of way over the site.
- The accuracy of the submitted plans are questioned with possible encroachment onto adjoining land ownerships.

8. **ANALYSIS**

- 8.1 Detailed planning permission is sought to construct four detached houses on land comprising part of the rear garden at 30 Springfield Gardens and land within the ownership of 38 Springfield Gardens, Morganstown. The site lies within the settlement boundary as defined in the Cardiff Local Development Plan and there is no 'in principle' objection to its redevelopment for residential purposes. Planning Policy Wales advise that in contributing to the Well-being of Future Generations Act goals, planning decisions and proposals should *'promote resource efficient and climate change resilient settlement patterns that minimise land take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitably previously*

developed land and buildings, wherever possible avoiding development on green field sites. Notwithstanding the removal of soils and loss of impermeable surfaces over part of the land to facilitate the development, this needs to be balanced against the benefit of development on a resource efficient site within the settlement boundary.

8.2 The main planning issues are considered to relate to the following matters:

- (i) the likely effect of the proposed development on the character and appearance of the area and street scene;
- (ii) the likely effect on the living conditions/residential amenity of the occupiers of neighbouring and nearby houses (including the occupants of the existing house on the site) and the quality of the living environment for future occupiers of the proposed dwellings;
- (iii) drainage and flood risk;
- (iii) highway safety/ parking;
- (iv) the effect on trees and ecology/conservation interests.

8.3 The proposed scheme constitutes backland development and would therefore need to be assessed in relation to the Council's Infill Sites Supplementary Planning Guidance (SPG) on this matter.

8.4 The Infill sites SPG includes the following advice in respect of backland development:

Any proposals within backland sites should reflect the characteristic scale of backland development within the local area. As a general rule, backland development should be a subservient form of development (lower than the front facing properties). The design of backland development must be based on a clear understanding of the effects that this type of development has on character and residential amenity. Problems that can occur which must be avoided, or minimised to an acceptable level, are:

Loss of privacy and spaciousness.

Loss of daylight.

Inadequate access.

Loss of green/garden space.

Enclosure of public utility services.

Loss of car parking.

The prejudicing of future development through piecemeal development.

Poor aspect onto 'inactive' frontages or rear lanes. (para.2.9);

8.5 With respect to the effect of the proposed development on the character and appearance of the street scene, the dwellings would have limited visual impact from the public realm of Springfield Gardens having regard to their siting to the rear of the existing dwelling and their distance from the highway. The units would occupy a lower ground level than Ravensbrook to the north and would not be dominant in views from this estate, having regard to the topography of the area and the screening effect of retained planting. The development would be clearly visible from the terrace of properties at Teaman's Row, sited in an elevated

position in relation to the application site. The occupiers of these properties would inevitably experience a change in outlook. However, this, in itself, is not considered sufficient ground on which to refuse the application.

- 8.6 The proposed development is not considered to represent an over development of the site which is relatively large, measuring approximately 0.36 ha in area. The provision of 4 new dwelling units and retention of the existing dwelling house represents a gross density of under 14 dwelling units per ha (approximately 5.6 dwelling units per acre). This is not considered to be an overly intensive level of development assessed against current standards. The layout has been amended by reducing the area of hard surfaces initially proposed to provide more space for landscaping in front of houses and around the stream. The revised house D design has also allowed for more landscaping.
- 8.7 It is not considered that the proposed development has been 'squeezed' onto the site such that future occupiers would experience a poor living environment. In this regard, all units enjoy a high quality of internal living space. Private amenity spaces are in excess of the minimum requirements outlined in the Council's Infill Sites SPG. Whilst the overlooking of certain plots would be possible from elevated neighbouring gardens, this could be mitigated to a degree by a scheme of tree/hedge planting.
- 8.8 The Infill Sites SPG advises that for backland sites, buildings of a lower height are often more appropriate to minimise overbearing issues and reduce impact on residential amenity. The advice states that account should be taken of ground levels as development is likely to have greater impact on neighbouring properties when it is located on higher ground. In this case the proposed dwellings would generally occupy lower ground levels than the neighbouring properties adjoining the site. Following discussions with the Agent, the house proposed at plot D has been reduced in scale and height and now incorporates a single storey wing with the first floor accommodation partly contained in the roof space.
- 8.9 Tandem development is a form of backland development where one new house is placed directly behind another either sharing the same, or an additional driveway/access. The infill Sites SPG states that this form of development is generally unacceptable because of the consequential impact on the residential amenity of the surrounding dwellings. However, it also comments that where plots are of a sufficiently large size, proposals which are sensitively designed to limit their impact upon neighbouring properties may be considered.
- 8.10 On balance, the current proposal is considered acceptable in this regard given the size of the site, the width of the proposed access which would exceed that of a normal driveway allowing two vehicles to pass each other and the screening effect of proposed boundary enclosures. There are no windows in the main side elevation of the neighbouring dwelling at no. 26 Springfield Gardens. A single ground floor window in the side elevation of the existing house at no. 30 is of secondary nature. Whilst it is inevitable that neighbouring occupiers will experience some noise disturbance from the coming and going of vehicles, a noise assessment submitted with the application concluded that the level would not be unacceptable. The Council's Pollution Control Officer has not raised an

objection to the application on this ground or in respect of light pollution.

- 8.11 Neighbouring and nearby occupiers are concerned that the proposed development would have an overbearing effect on the adjoining properties and that there would be unacceptable overlooking issues. However, the proposed layout achieves or exceeds the recommended minimum overlooking distance of 10.5 metres from a habitable room window to a garden area of a separate dwelling. Advice in the Infill Sites SPG states that normally, a minimum of 21.0 metres should be maintained between principal windows to habitable rooms which is also achieved and significantly exceeded in most cases. The house proposed at plot D has been reduced in scale and height and now incorporates a single storey wing with the first floor accommodation partly contained in the roof space. It is considered that the amended design is acceptable in terms of its likely effect on the living conditions of the neighbouring occupiers.
- 8.12 The proposed scheme has not been designed to provide access for refuse vehicles. Waste would need to be collected from Springfield Gardens and a bin store area would be provided near the site entrance. It is considered that there is sufficient space for such a facility to be provided without causing unacceptable harm to the amenity of neighbouring occupiers.
- 8.13 Concern has been raised regarding the stability of the slopes leading down to the site from Ravensbrook/Teaman's Row. Although the submitted plans do not show encroachment of works onto the banks, this point was brought to the attention of the Agent who advises that the matter has been appraisal by the applicant's consulting engineers stating that the embankments are of long-standing and show no signs of movement or slippage.
- 8.14 With regard to concerns about the possible impact of any works on the neighbouring property at no. 26 Springfield Gardens, the agent advises, having liaised further with the applicant's engineers, that they are satisfied no building work is proposed immediately adjacent to no. 26 except for a lightweight bin store structure which would have no impact. They comment that proposed driveway is indicated as being 2.0 metres away from the gable and as such would not undermine, weaken or cause subsidence to the property. They further comment that longer term use of the road would be by lightweight vehicles and the engineer does not anticipate excess vibration or ground disturbance arising.
- 8.15 Although there has been mention of a possible right of way over the site, Council records indicate that there is no public right of way affecting the land. The submitted plans are considered to provide sufficient accuracy to enable the planning application to be determined. With regard to land ownership, the red line boundary corresponds to land registry documentation for the ownership of the site.
- 8.16 Reference has been made to historical planning application dating from 1990 for the refusal of planning permission for two detached houses to the rear of 30 Springfield Gardens (see paragraph 3.1). That application proposed development on a smaller site comprising part of the rear garden to the south of the stream/ditch. On balance, the current application is considered acceptable in

terms of its likely effect on the living conditions/residential amenity of the occupiers of neighbouring and nearby houses, including the existing dwelling at the site, for the reasons outlined in this report.

Ecology/Nature Conservation

- 8.17 Numerous objections have been raised by neighbouring and local residents to the proposed development on ecology/nature conservation grounds and this matter has been given careful consideration. A provisional Tree Preservation Order initially applied to the trees within and bounding the site. However, it was subsequently left to lapse with the Tree officer concluding that the trees within the development site were of low arboricultural quality and should not be considered a significant constraint to development.
- 8.18 Natural Resources Wales (NRW) has been consulted on the application and raises no objections, recommending that the advice of the Council's in-house ecologist be sought to determine if there is a reasonable likelihood of European Protected Species (EPS) being present within the application site.
- 8.19 The Ecologist's detailed assessment of the application is outlined in section 5.6. The application site is not subject to any statutory nature conservation designation. The officer advises that the proposed development is unlikely to affect any locally or nationally designated sites nearby and does not consider that any of the habitats on site would justify designation as a Site of Importance for Nature Conservation. With regard to the stream crossing the site, he considers that its habitats are not of such ecological importance to justify of the application on this ground.
- 8.20 With regard to UK Protected Species, Slow-worms have been identified as inhabiting the site. The Officer advised that if planning permission is granted, the Slow-worms from the development area would have to be translocated to a safe site elsewhere. He comments that translocation of reptiles is a very widely used tool in the UK to avoid harm to reptile species which live on sites which are to be developed. The Parks Planning Manager has agreed, in principle, to the translocation of Slow-worms to Council owned land around the Motte and Bailey in Morganstown subject to the payment of a commuted sum towards the future habitat management of the site. The Officer has assessed the contribution to be £5,200 which would need to be secured via a S106 planning obligation. The applicant has agreed to the provision of the sum. Notwithstanding this, the Officer has recommended a condition to secure the protection of reptiles by requiring the approval of an appropriate a reptile mitigation method statement.
- 8.21 The Officer has also recommended a number of other conditions and informatives to mitigate the effects of the development on bats, nesting birds and native amphibians.

Drainage/Flood risk

- 8.22 With regard to the drainage strategy for the development, a surface water attenuation pond is proposed to the front of House C, perimeter land drainage is

proposed and foul flows are proposed to connect to the public sewer in Springfield Gardens enabled by a private pump chamber located within the site. The application has been supported by several documents including a Drainage Strategy, Flood Risk Assessment, Noise Assessment and a Geotechnical Desk Study.

- 8.23 Numerous objections have been received to the application expressing concerns at the impact of the proposed development on the existing drainage arrangements at the site. The increased risk of flooding to existing properties has been raised as a significant issue. The site is crossed by a stream/ditch which culminates in a culvert which continues beyond the site across third party land. There is concern that the culvert could be overloaded as a result of the proposed development, leading to major disruption in the wider locality. The calculations and assumptions in the submitted drainage strategy and supporting information have been disputed by residents. It is contended that the calculated flood risk in the revised drainage strategy is a significant underestimate of the real flood risk, ignoring the groundwater flow and the effects of shallow water table conditions on runoff generation. It is also contended that flood risk in the proposed development area will increase further once operations in the nearby CEMEX quarry cease. A resident comments that given the uncertainties relating to the hydrogeology, it is currently impossible to quantify this risk, although historical evidence suggests it may be severe. Residents comment that given severe flooding of the proposed development area has occurred in living memory, it would be reckless to allow properties and a sewage pumping station to be built in this area which is believed to act as the 'Sustainable Drainage Solution' for our neighbourhood.
- 8.24 The application has been subject of consultation with the Natural Resources Wales (NRW), Welsh Water/Dwr Cymru (WW/DC) and the Council's Drainage Engineer. The consultees have been informed, where appropriate, of local resident's concerns in respect of drainage/ flood risk issues.
- 8.25 NRW's advice is contained in section 6.1 of the report. It advises that the application site lies entirely within Zone A as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). It further comments that the application site lies outside the flood zones as detailed in its Flood Map information. Based on this information, it comments that flood risk is considered to be minimal at the location. With regard to surface water drainage, NRW comments that it is for the Council's Drainage Department to comment on the suitability of the proposals.
- 8.26 WW/DC's advice is contained in section 6.2 of the report. The Company has reviewed the Flood Consequence Assessment and Drainage Strategy submitted with the application. It raises no objections to the proposed development subject to an appropriate drainage condition. It notes that surface water is not proposed to drain to a public sewer. As the statutory sewerage undertaker, it advises that it is only able to provide comment on any proposal seeking to connect to the public sewerage system. With regard to the foul drainage proposal, the Company confirms that the principle of connecting foul only flows to the public sewer in Springfield Gardens is acceptable. It notes that a sewerage pumping station is

required in order to achieve the public sewer connection and advises the foul drainage proposal will be vetted in detail by our engineer via an application submitted under Section 104 of the Water Industry Act 1991.

- 8.27 The Council's Drainage Engineer has given lengthy and detailed consideration the planning application, the concerns raised by neighbouring and local residents and to the representations received from the Local Councillor and the AM/MP. The Officer's advice is set out in section 5.3 of the report. Having assessed the proposed development, he raises no objections to the positive determination of the application on drainage/flood risk grounds subject to conditions to address the detailed design of the drainage scheme, its future maintenance and management and further investigations in relation to the hydrological and hydrogeological regime.

Highway Safety/Parking

- 8.28 The houses are to be accessed from Springfield Gardens via a driveway to the side of existing house. The entrance onto Springfield Gardens is shown to be widened to approximately 6.5 metres with the proposed driveway continuing beyond the existing house at a width of approximately 4.5 metres.
- 8.29 The Transportation Officer has considered the application and taken account of the highway concerns raised by residents, the Local Councillor and the AM/MP. His advice is set out in paragraph of the 5.1 of the report. He comments that the proposed layout makes adequate provision for off-street curtilage parking for both the proposed new dwellings and the retained existing dwelling and any visitor parking could be adequately accommodated on the new shared access road. He is satisfied that the proposed development will not generate unacceptable overspill parking and exacerbate existing kerbside pressure.
- 8.30 Consequently, the Officer does not raise an objection on highway grounds subject to conditions to ensure the provision/retention of off street parking and provision of an access road of sufficient width (as shown) to enable vehicles to pass each other within the site in order to preclude overspill parking on Springfield Gardens. With respect to the widening of the existing access onto Springfield Gardens, he comments that this would be marginal only and not to a degree that an objection on the grounds of loss of existing kerbside space would be sustainable. The Officer has also requested a condition requiring the approval of a Construction Management Plan to include details of restrictions on access/egress to the site by delivery vehicles to outside peak hours.

Affordable Housing

- 8.31 The application has been assessed in relation to Local Development Plan Policy H3: Affordable Housing. In accordance with the Policy, an affordable housing contribution was initially requested by the Housing Strategy Officer. In response to this request, the applicant commissioned a viability assessment of the scheme which was subsequently reviewed by the District Valuer (DVS) on the Council's behalf. The DVA's assessment is that the scheme would be

marginally unviable. Consequently, no affordable housing contribution is therefore sought in respect of the proposed development.

- 8.32 In conclusion, the proposed development, as amended, is considered acceptable on planning grounds and approval is recommended subject to the attached conditions and to the conclusion of a planning obligation relating to the habitat management relating to the translocation of Slow-worms from the site.

9. **OTHER CONSIDERATIONS**

9.1 Crime and Disorder Act 1998

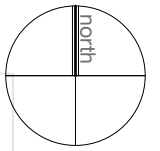
Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has 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

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.



SITE LOCATION PLAN

SCALE: 1:1250 on A4
CENTRE COORDINATES: 312626 , 181643

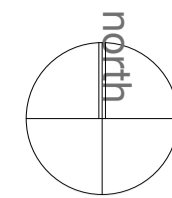


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Dan Adams	
Springfield Gardens	
site location plan	
1:1250 @ A4	
1948-099	-
6 north road, cardiff. cf10 3du 029 2034 0491 www.cfw-architects.co.uk	



Key to Abbreviations

- Asp. Asphalt
- B Bollard
- BB Belisha Beacon
- BH Bush
- Bl. Brick wall
- Br. Brick wall
- BT British Telecom Cover
- BW Barbed Wire
- CB Telephone Control Cabinet
- CB Close Boarded
- CCTV Closed Circuit Television
- CDP Cable Draw Pit
- CI Corrugated Iron
- CL Cover Level
- CL Chain Link
- CP Chestnut Paving
- Conc. Concrete
- Elec. Electricity Inspection Cover
- EI Sub Stn Electricity Sub Station
- EP Electricity Pole
- ER Earth Rod
- FH Fire Hydrant
- FW Foul Water
- G Gully
- Gab. Gabion Wall
- GV Gas Valve
- IC Inspection Chamber
- IL Invert Level
- IR Iron Railings
- LB Litter Bin
- LL Larch Lap
- LP Lamp Post
- MH Manhole
- Mkr Marker
- PR Post and Rail
- RE Rodding Eye
- RS Road Sign
- RWP Rain Water Pipe
- SL Sump Level
- St. Stone Wall
- SV Stop Valve
- SW Surface Water
- TL Traffic Light
- TOW Top of Wall
- TP Telegraph Pole
- TV Cable Television Cover
- UTL Unable to Lift
- VP Vent Pipe
- WL Water Level
- WM Water Meter

- LINE TYPES**
- Building
 - Canopy
 - Edge of Surfaces
 - Embankments and ditches
 - Fences
 - Overhead cables
 - Vegetation
 - Walls, Kerbs etc.
 - Hedges
- Kerb levels are channel levels unless otherwise stated.

Station	Easting	Northing	Level
A1	312636.593	181681.157	48.918
A2	312664.898	181613.118	45.509
A3	312655.867	181626.382	44.249
A4	312644.482	181634.659	43.925
A5	312632.756	181637.147	44.079
A6	312610.658	181654.307	42.764
A7	312615.564	181669.808	42.630
A8	312686.176	181663.118	42.859
A3A	312647.771	181610.664	46.018
A5A	312632.582	181628.127	44.443
A5A	312691.672	181641.441	43.570

Rev	Date	Action

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Dan Adams
Springfield Garden
Site plan
1:200 @ A1

1948-106 C

6 north road, cardiff, cf10 3du
03 2034 0491
www.cfw-architects.co.uk

SCALE: 1:1250 on A4

CENTRE COORDINATES: 312626 , 181643



B	11.08.16	plot type C repositioned
A	23.5.16	site location plan OS substituted for Google earth background image
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Dan Adams	
Springfield Garden	
Site context plan	
1:500 @ A3	
1948-109	B
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note: heights and profiles of adjacent properties are estimated

Rev	Date	Action

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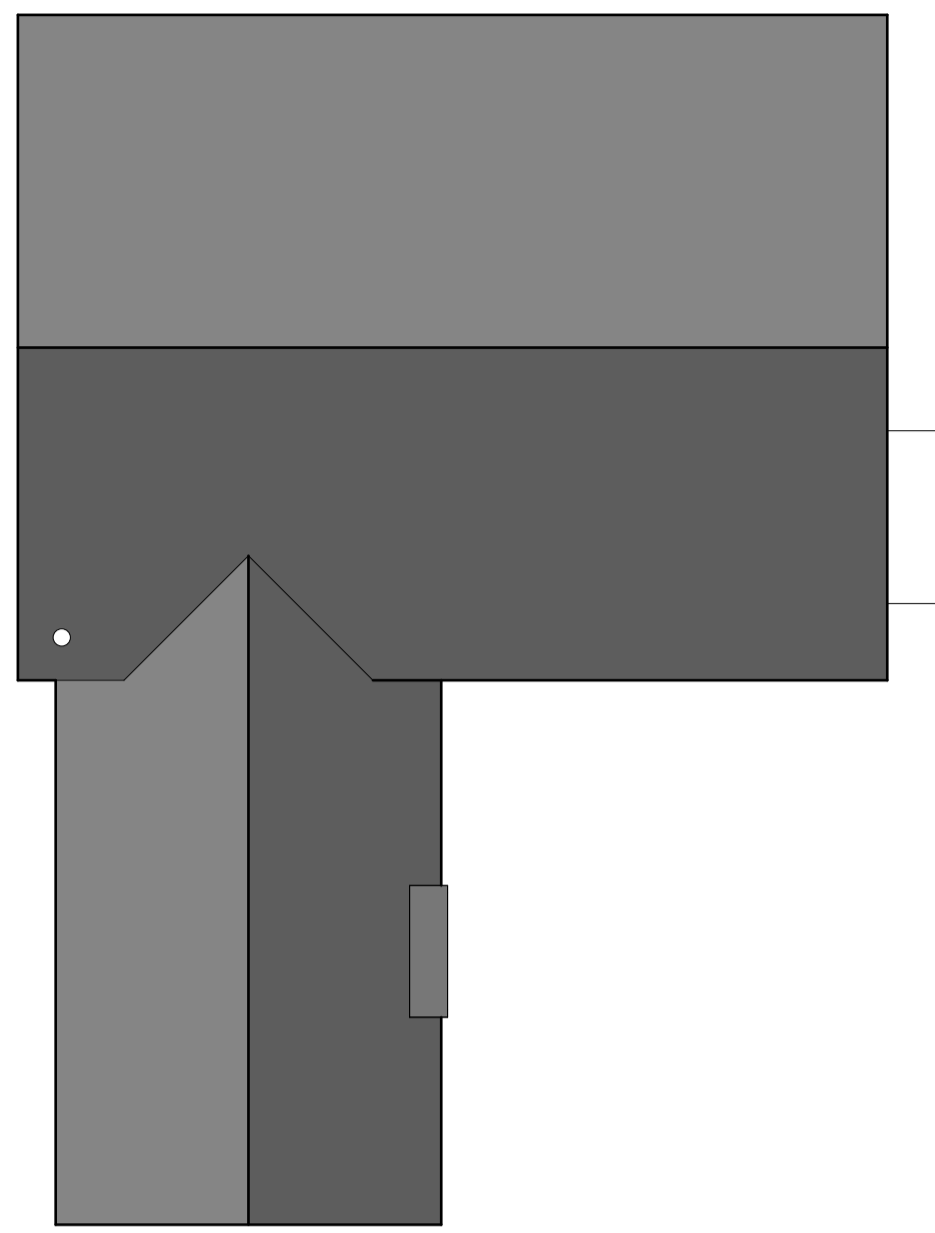
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Dan Adams
Springfield Garden
Site Section
1:100 @ A1

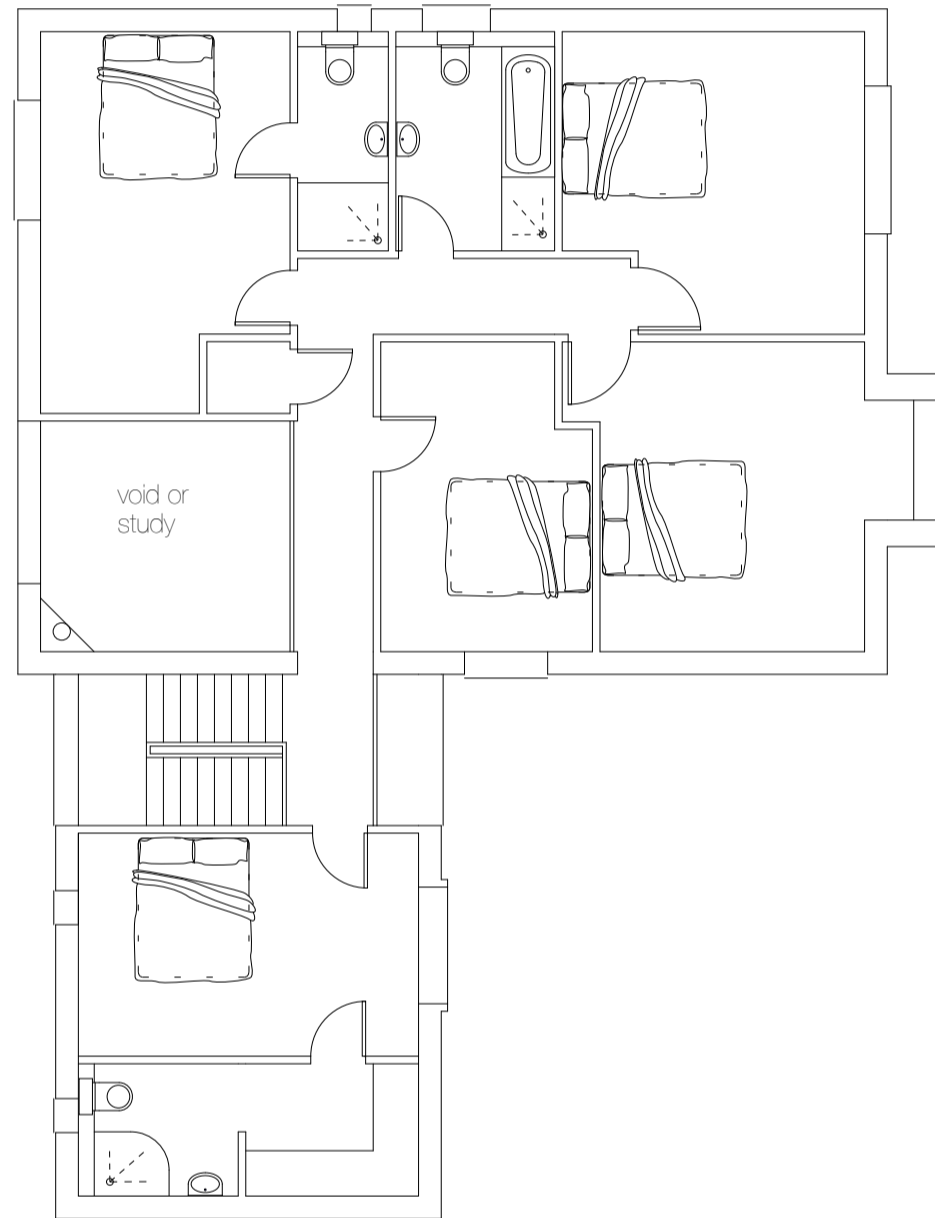
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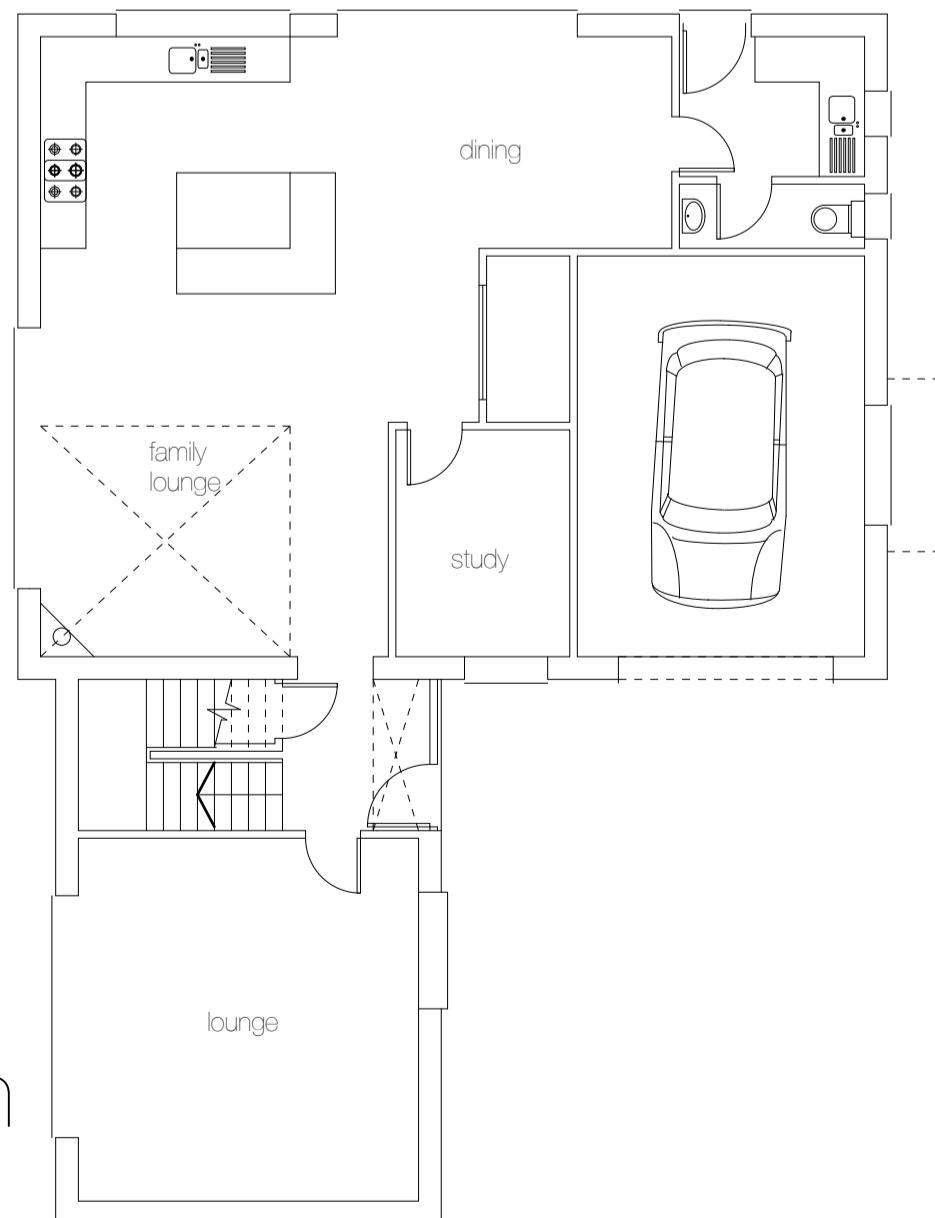
roof plan



first floor plan



ground floor plan



north west elevation



south west elevation



north west elevation



south east elevation

external materials

- roof - slate
- walls - brown multi- brickwork
- doors/windows - dark grey powder coated aluminium
- fascias/soffits/rainwater goods - dark grey powder coated aluminium

house type A



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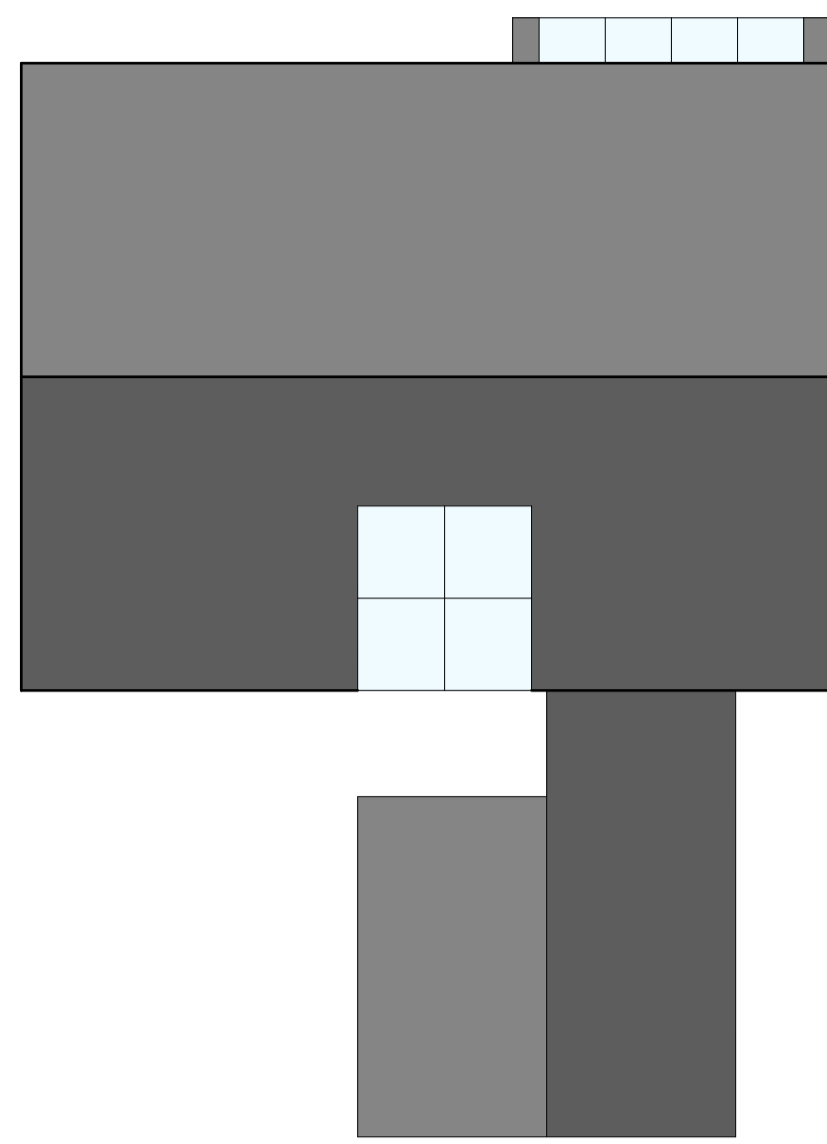
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Dan Adams
Springfield Garden
House Type A
1:100 @ A1

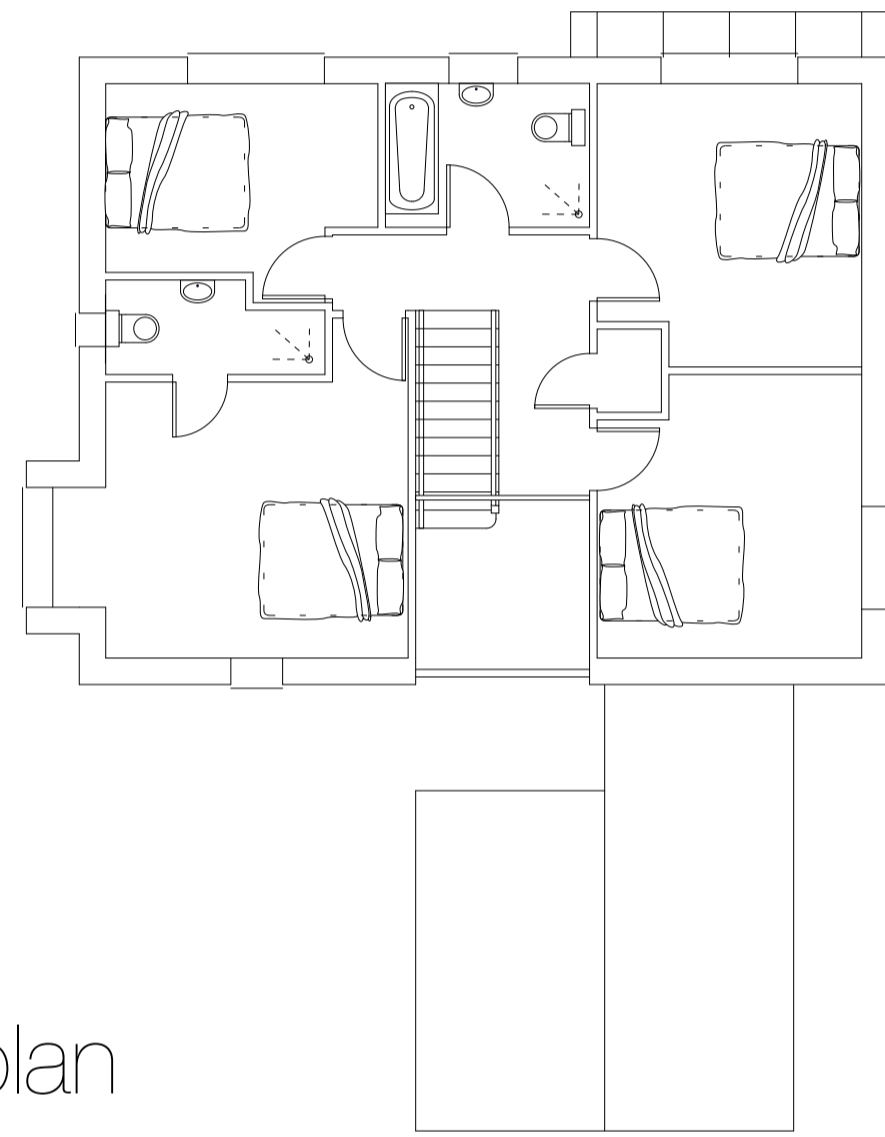
1948-101 C

6 north road, cardiff, cf10 3du
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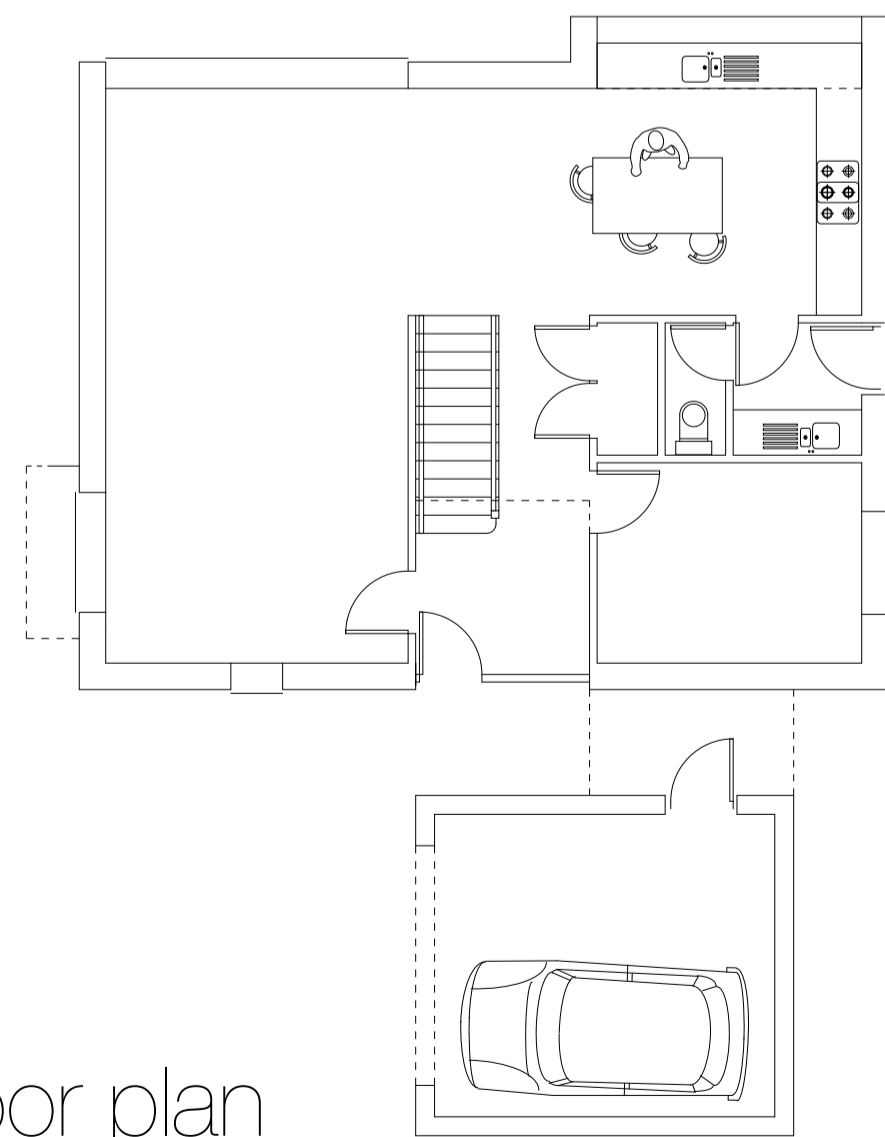
roof plan



first floor plan



ground floor plan



north east elevation



south east elevation



south west elevation

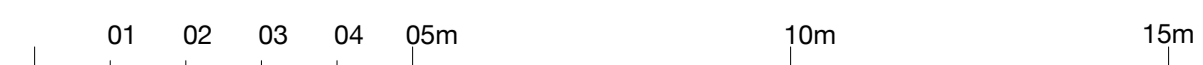


north west elevation

external materials


- roof - slate
- walls - brown multi- brickwork
- doors/windows - dark grey powder coated aluminium
- fascias/soffits/rainwater goods - dark grey powder coated aluminium

house type B



Rev	Date	Action

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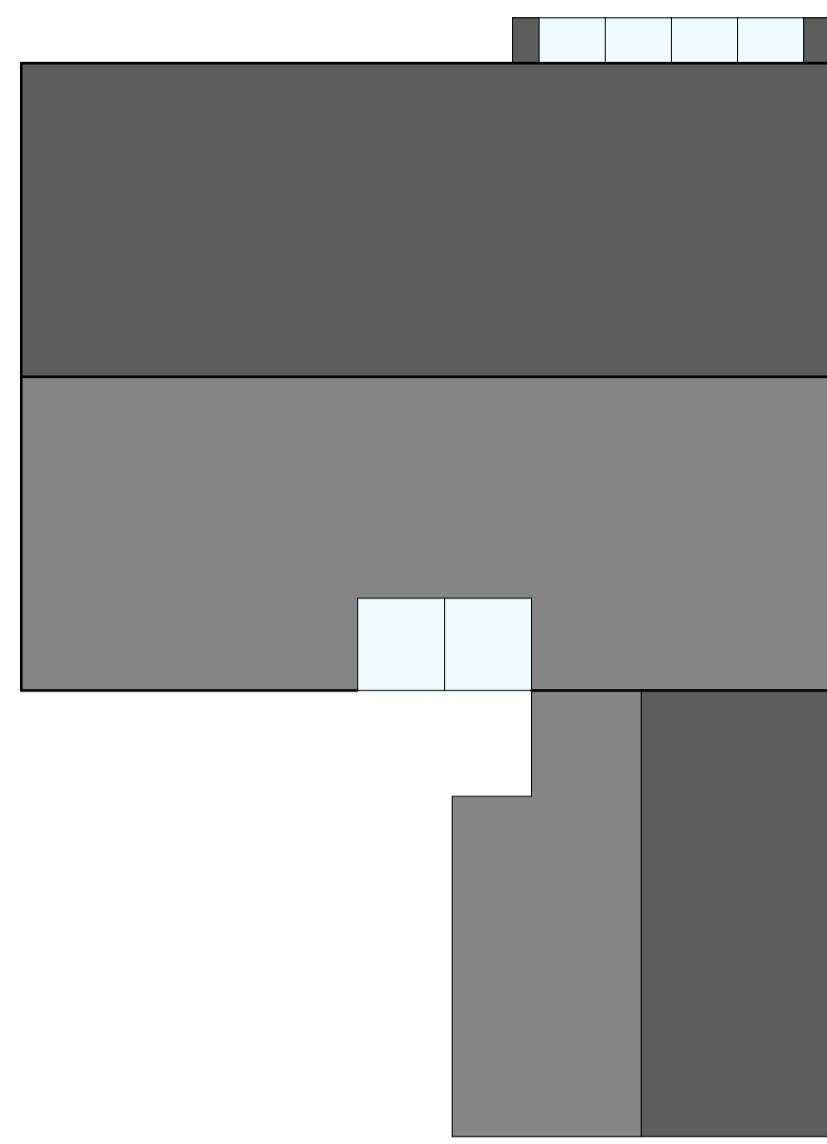
cfw
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Dan Adams
 Springfield Garden
 House Type B
 1:100 @ A1

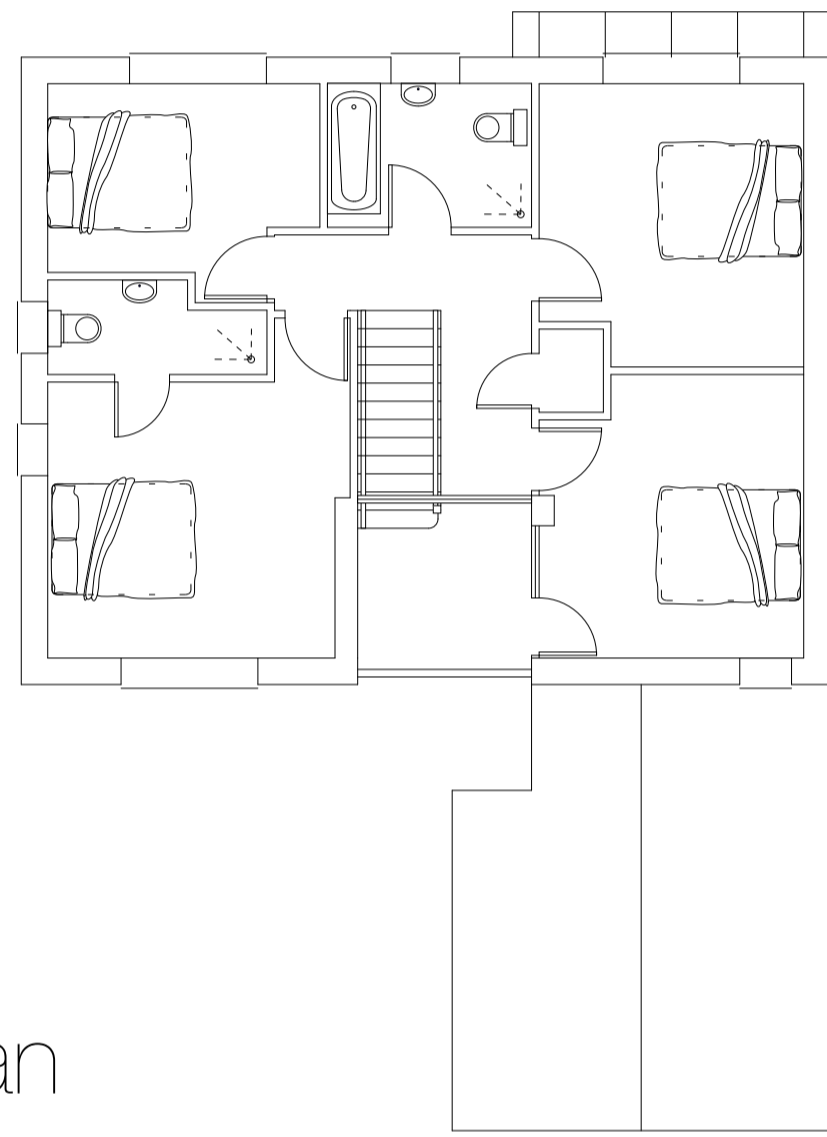
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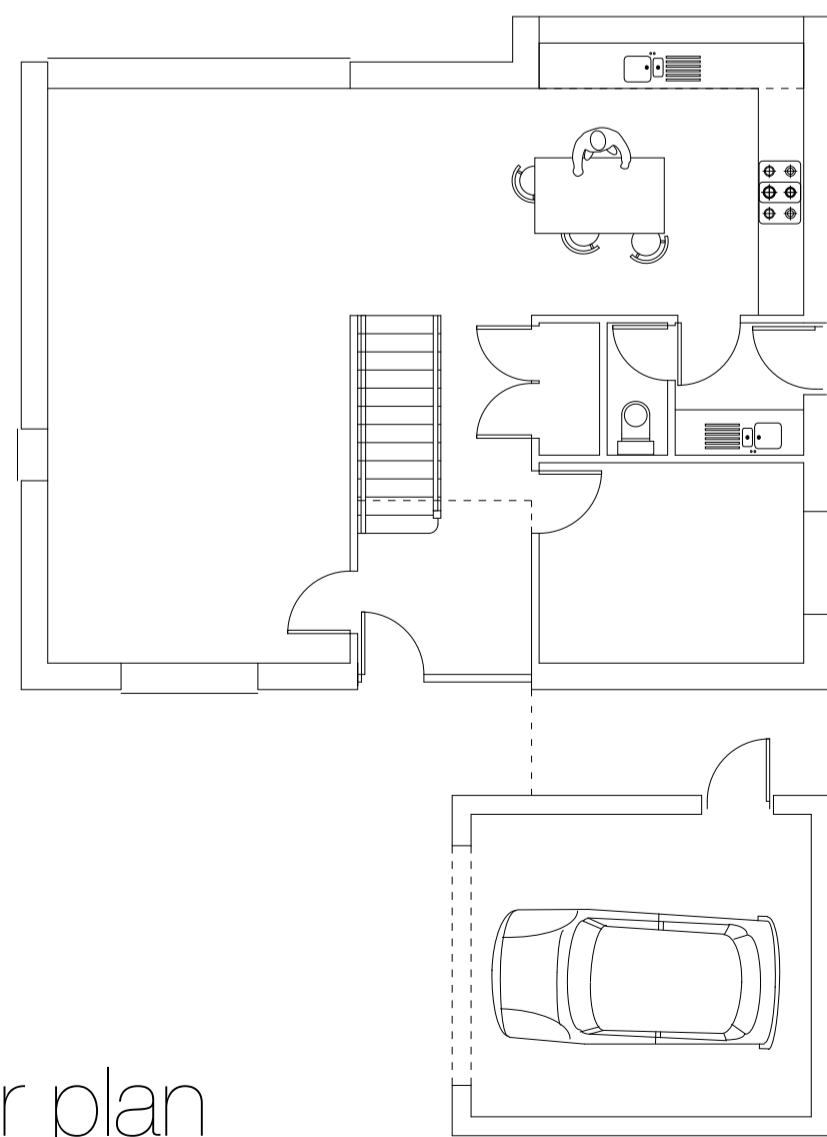
roof plan



first floor plan



ground floor plan



south east elevation



south west elevation



north west elevation



north east elevation

external materials

- roof - slate
- walls - brown multi- brickwork
- doors/windows - dark grey powder coated aluminium
- fascias/soffits/rainwater goods - dark grey powder coated aluminium

house type C



Rev	Date	Action

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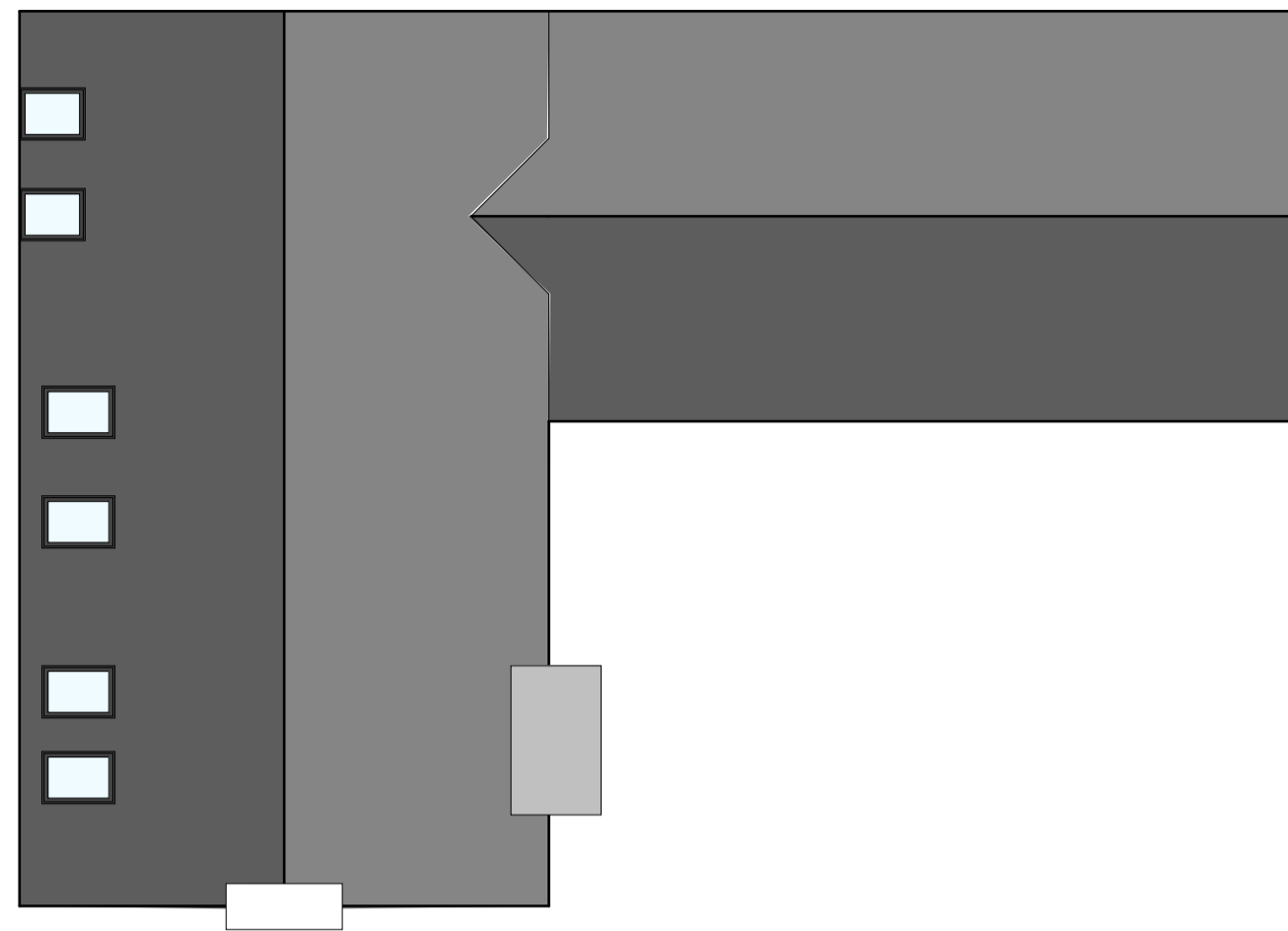


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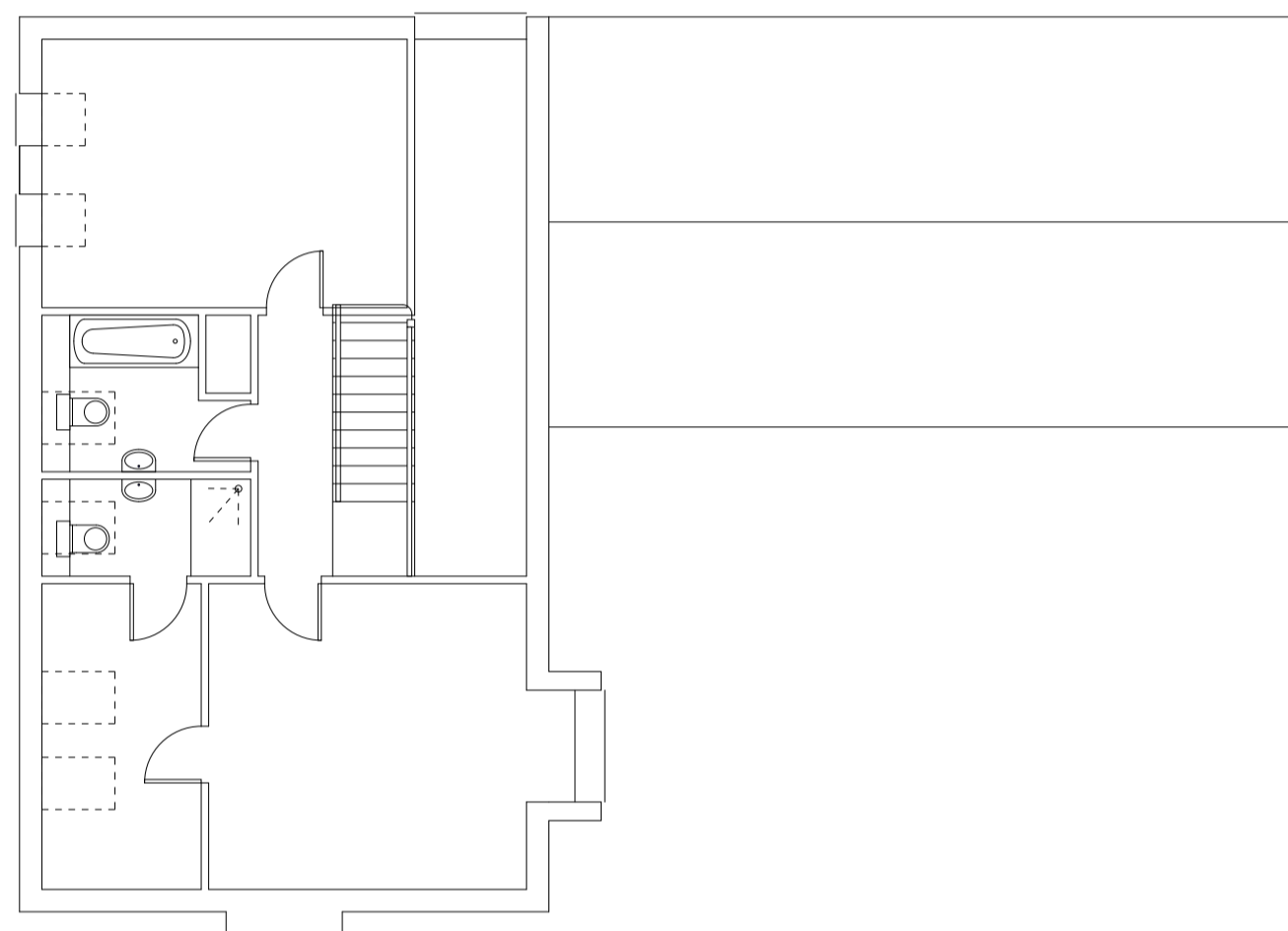
Dan Adams
 Springfield Garden
 House Type C
 1:100 @ A1

1948-103 C

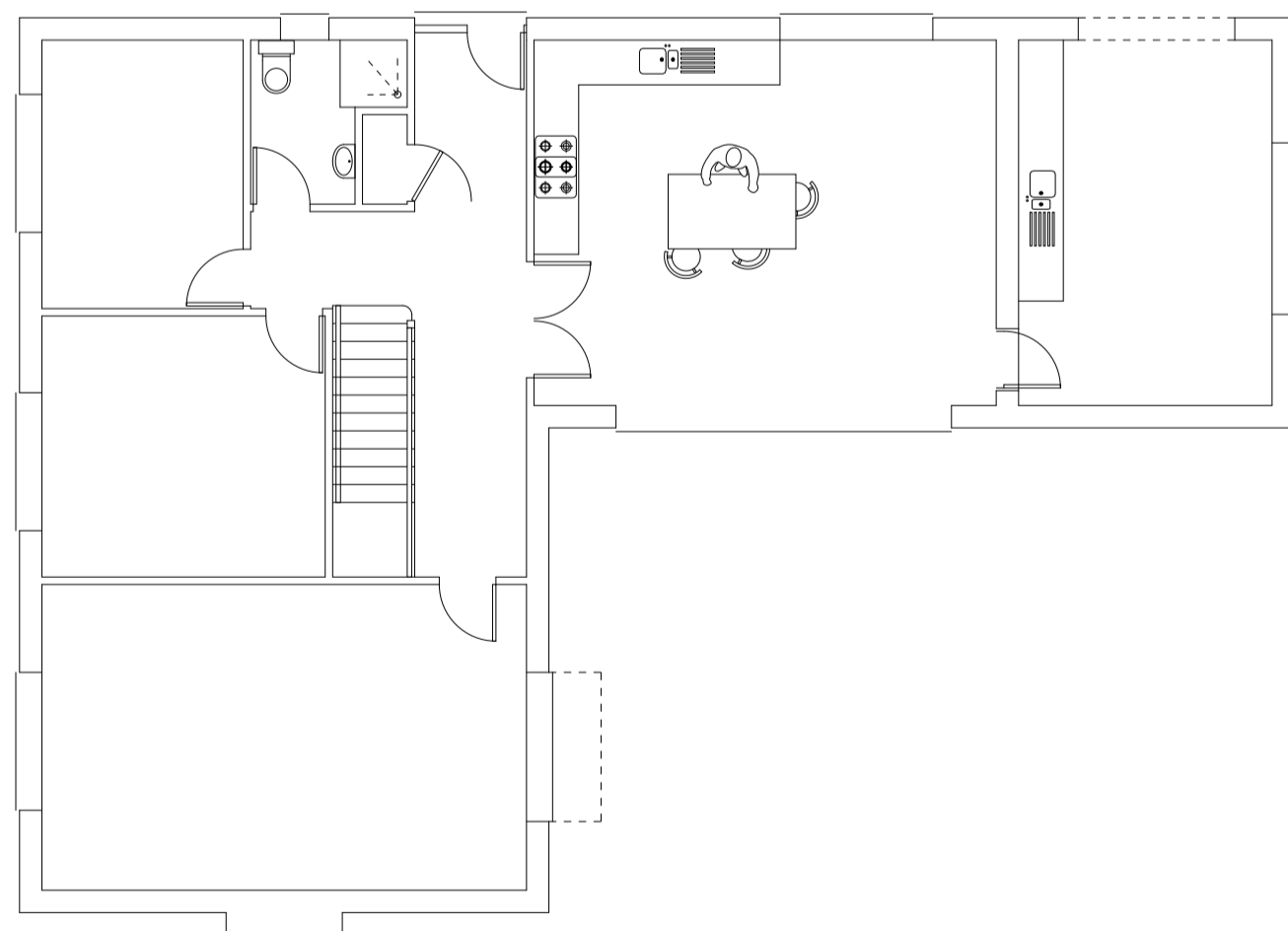
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roof plan



first floor plan



ground floor plan



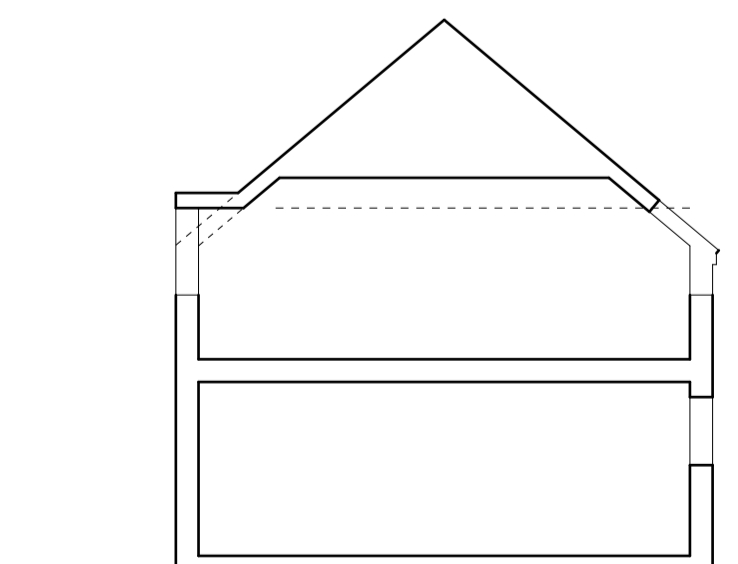
north west elevation

south west elevation



south east elevation

north east elevation



external materials

- roof - slate
- walls - brown multi- brickwork
- doors/windows - dark grey powder coated aluminium
- fascias/soffits/rainwater goods - dark grey powder coated aluminium

house type D (revised)

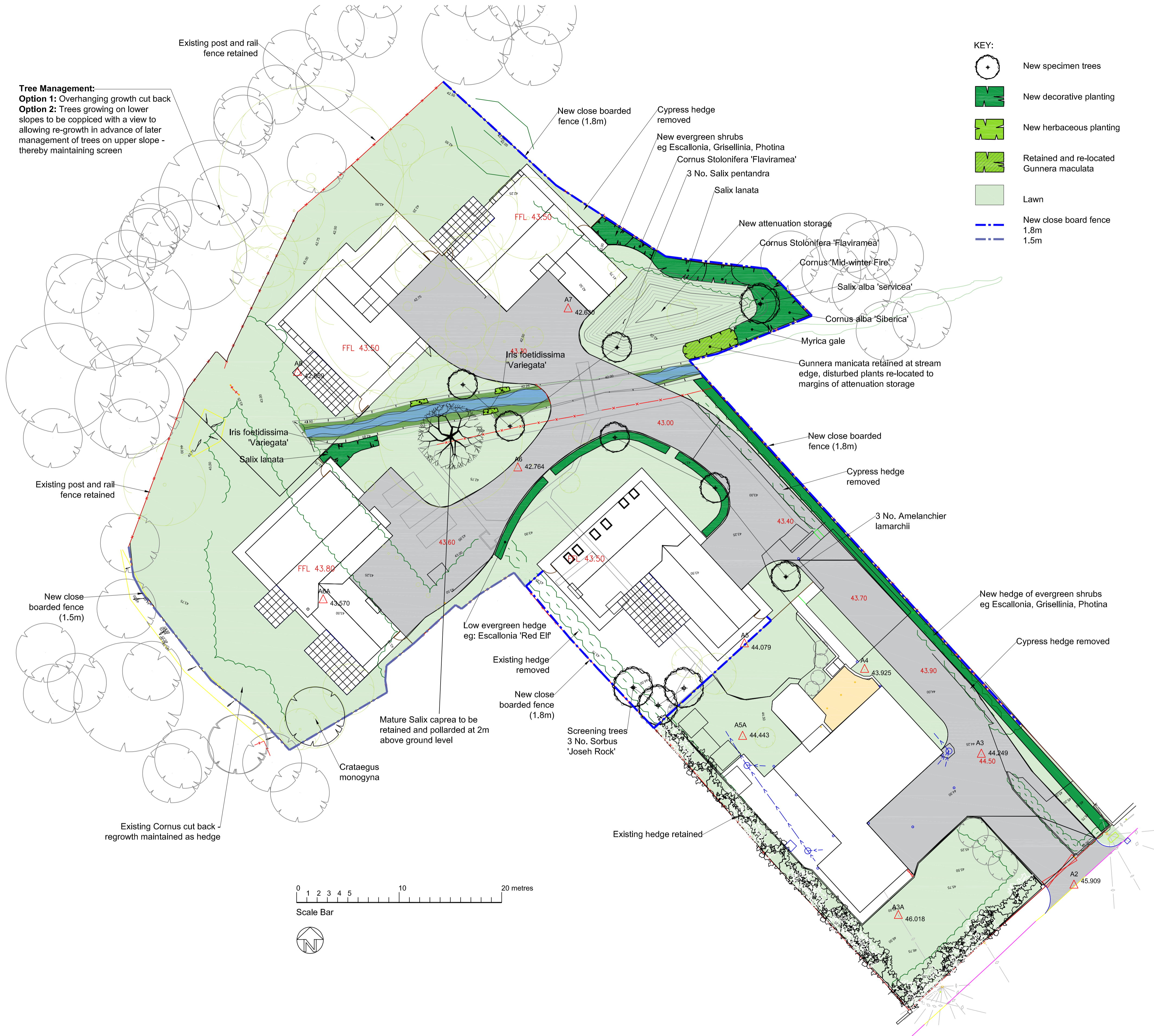


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 House Type D (revised)
 1:100 @ A1
 1948-105
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Tree Management:
Option 1: Overhanging growth cut back
Option 2: Trees growing on lower slopes to be coppiced with a view to allowing re-growth in advance of later management of trees on upper slope - thereby maintaining screen



- KEY:**
- New specimen trees
 - New decorative planting
 - New herbaceous planting
 - Retained and re-located Gunnera maculata
 - Lawn
 - New close board fence 1.8m
 - New close board fence 1.5m

PLANTING SPECIFICATION

PLANTING SPECIFICATION - All works carried out in accordance with BS4428:1989 Code of Practice for General Landscape Operations and all subsequent amendments

The landscape contractor to make him/herself aware of any underground services prior to planting.

Any proposed substitutions, whether species, cultivar, pot size or other specification, must be approved by landscape architect prior to planting;

Compost: Do not use peat or products containing peat.

Topsoil: Sourced from on site excavations, refer specification below

Cultivation: Cultivate shrub planting areas to 300mm depth prior to commencing planting

Plants: To BS 3936 Part 1:1992 and all subsequent amendments
 All bare root stock to be planted between Nov and March. To be supplied in accordance with the plant schedules. Plant stock to be healthy, vigorous, free from pests and diseases and suitably hardened off. Stock shall be well formed, fibrous root stock system and be free from perennial weeds. Planting to Horticultural Trades Association 'Handling and establishing landscape plants'. Refer schedule for pit sizes and ameliorants

Tree pits: Excavate pits to sizes indicated in schedule and break up bottoms of pits to a depth of 150mm, scarify sides. Excavated topsoil material to be mixed with compost, polymer and fertiliser as stated in schedule.

Specimen trees: To be staked with 1.5m stake x 75mm dia. Position stakes and cross bar on windward side with galvanised nails as close as possible to stem and drive vertically at least 300mm into bottom of pit before planting. Consolidate material around stake and cut just below lowest branch. Secure tree to cross bar firmly but not to rigidly with approved rubber and spacer tie.

Watering: To field capacity on completion

Mulch: Medium bark mulch, 75mm deep, free from pests, disease, fungus and weeds, complete mulch cover in all planting areas, 1m wide strip beneath decorative hedge and 1.25m dia circles around specimen trees

Soils

Soil from existing site to be stripped and stored on site in accordance with the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils.
 Re-use of site recovered soils subject to the inspection and approval of a suitably qualified Landscape professional.

Soil to planting areas as follows:
Shrub and herbaceous planting areas - Existing vegetation removed, soil levels & disturbed areas topped up with soil recovered from the site
Lawns of new houses - Relieve subsoil compaction by ripping or use of a toothed excavator bucket, grade and spread remaining free-draining, uncompacted soil evenly across gardens in advance of turfing

AMELIORANTS

Plant	Tree pit size	Backfilling material mixed with:		Stakes	
		Compost	Slow release fertiliser	Overall length of stake	Diameter
To BS 3936 Part 1:1992					
Shrub or transplant up to 90cm high	300mm x 300mm x 300mm	5 litres	50g	1.5m (x2)	75mm (with cross bar 50mm x 75mm)
Specimen tree	900mm x 900mm x 600mm or larger	100 litres	300g		

MAINTENANCE:

- 6 x Monthly visits during the growing season to inspect new tree and shrub planting.
- Weed control to all mulched areas (residual herbicide not allowed)
- Supply and apply fertiliser to all plants inc trees once in spring (48 hours notice required) as table above



UPPER BRECHFA LLANDEFALLE
 BRECON POWYS LD3 0NG
 Email: mh@hairelandscapconsultants.co.uk
 Website: hairelandscapconsultants.co.uk

Client:	Mr. Dan Adams
Project name:	Springfields Gardens
Drawn by:	Landscape Plan
Scale:	1:200@A1
Date:	July '16
Drawn by:	KH
Check by:	-
Drawn on:	509/01
Rev.:	-

AM, MP & LOCAL MEMBER OBJECTION

COMMITTEE DATE: 10/01/2018

APPLICATION No. **17/01963/MJR** APPLICATION DATE: 21/08/2017ED: **GABALFA**

APP: TYPE: Full Planning Permission

APPLICANT: Mederco (Cardiff) Ltd

LOCATION: LAND OFF MYNACHDY ROAD, MYNACHDY, CARDIFF

PROPOSAL: ERECTION OF 5 BLOCKS OF THREE STOREY STUDENT ACCOMMODATION, COMPRISING A TOTAL OF 350 BEDROOMS, ALONG WITH HARD AND SOFT LANDSCAPING, CYCLE PARKING, BIN STORAGE, DISABLED VEHICULAR PARKING AND A COMMUNITY CENTRE WITH ASSOCIATED VEHICULAR PARKING.

RECOMMENDATION 1: That, subject to the relevant parties entering into a binding planning obligation in agreement with the Council under **SECTION 106** of 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 10.1 of this report, planning permission be **GRANTED** subject to the following conditions and for the following reasons:

1. Statutory Time Limit (The development permitted shall be begun before the expiration of five years from the date of this planning permission. Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.)
2. The Development shall be carried out in accordance with the following approved plans:

L(00)001 Rev P1 –Site Location Plan

L(00)010 Rev P1 – Existing Topographical Site Plan

L(00)011 Rev P1 – Existing Site Plan – Sheet 1

L(00)012 Rev P1 – Existing Site Plan – Sheet 2

L(00)013 Rev P1 – Existing Site Plan – Sheet 3

L(00)014 Rev P1 – Existing Site Plan – Sheet 4

L(00)020 Rev A – Proposed Site Plan

L(00)021 Rev A – Proposed Site Plan – Sheet 1

L(00)022 Rev A – Proposed Site Plan – Sheet 2

L(00)023 Rev A – Proposed Site Plan – Sheet 3

L(00)024 Rev A – Proposed Site Plan – Sheet 4

L(00)030 Rev A – Building Footprint Comparison

L(01)500 Rev A – Proposed Ground and First Floor Plans - Block A

L(01)501 Rev A – Proposed Second Floor and Roof Plans - Block A
L(01)502 Rev A – Proposed Ground and First Floor Plans - Block B
L(01)503 Rev A – Proposed Second Floor and Roof Plans - Block B
L(01)504 Rev A – Proposed Ground and First Floor Plans - Block C
L(01)505 Rev A – Proposed Second Floor and Roof Plans - Block C
L(01)506 Rev A – Proposed Ground and First Floor Plans - Block D
L(01)507 Rev A – Proposed Second Floor and Roof Plans - Block D
L(01)508 Rev A – Proposed Ground and First Floor Plans - Block E
L(01)509 Rev A – Proposed Second Floor and Roof Plans - Block E

L(02)500 Rev A – Proposed Elevations - Block A
L(02)501 Rev A – Proposed Elevations - Block B
L(02)502 Rev A – Proposed Elevations - Block C
L(02)503 Rev A – Proposed Elevations - Block D
L(02)504 Rev A – Proposed Elevations - Block E

L(01)600 Rev C – Plans / Elevations – Community Centre / Boxing Club

UG_11504_LAN_DRW_01_GA Rev P03 – General Arrangement
UG_11504_LAN_DRW_03_HL Rev P02 – Hard Landscape Plan
UG_11504_LAN_DRW_02a_SL1 Rev P02 – Planting Plan Area 1
UG_11504_LAN_DRW_02b_SL2 Rev P02 – Soft Landscape Plan Area 2
UG_11504_LAN_DRW_02c_SL3 Rev P02 – Soft Landscape Plan Area 3
UG_11504_LAN_DRW_05_LSN Rev 04 - Landscape Supporting Note
UG_11504_LAN_DRW_04_FF Rev P02 – Fencing, Furniture & Lighting

Acer Ecology – Preliminary Ecological Appraisal, May 2017
Acer Ecology – Reptile Survey, November 2017
Acer Ecology - Preliminary Bat Roost and Nesting Bird Assessment (October 2017)
Vectos – Transport Statement - VN70796 (October 2017)
Vectos - Waste Strategy and Management Plan - VN70796, July 2017
Landscape Strategy – Design and Access Statement July 2017
Acoustic Planning Report 0149/APR1 – Revision 1, dated the 6th July 2017
Phase II Site Appraisal – P7962, date May 2017
Arboricultural Report – ArbTS_331.1_Mynachdy Road, 27th April 2017
Planning Statement (Geraint John Planning), July 2017

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 construction of 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

4. 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 2012), 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

5. The remediation scheme approved by condition 4 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 2012), 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

6. 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

7. 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

8. 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

9. 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 adopted Cardiff Local Development Plan (2006 - 2026).

10. 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 demonstrate how the site will be effectively drained, allow for foul flows to connect to or downstream of manhole reference ST16787708 located in Mynachdy Road 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 in accordance with Policy EN10 of the adopted Cardiff Local Development Plan (2006 - 2026).

11. A potable water connection to serve the site shall only be made to the 6 inch distribution main at grid reference 316647, 178864.
Reason: To ensure the site is served by an adequate potable water supply in accordance with Policy EN10 of the adopted Cardiff Local Development Plan (2006 - 2026).
12. Details of the new site access from Radyr Place shall be submitted to and approved in writing by the Local Authority and the proposed car parking and manoeuvring areas shall be laid out in accordance with the approved details before the development is brought into beneficial use and thereafter maintained and retained at all times for those purposes associated with the development.
Reason: to make provision for the parking of vehicles clear of the roads so as not to prejudice the safety, convenience and free flow of traffic in accordance with policy T5 of the adopted Cardiff Local Development Plan (2006 - 2026).
13. No above ground development shall take place until details showing the provision of cycle parking spaces for 273 cycles 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 in accordance with policy T5 of the adopted Cardiff Local Development Plan (2006 - 2026).
14. No development shall take place until details of the junction between the proposed access road and the highway have been submitted to and approved in writing by the Local Planning Authority. Those details shall be implemented prior to the development being put into beneficial use.
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 in accordance with Polies T5, of the adopted Cardiff Local Development Plan (2006 – 2026).
15. No vehicular access shall be obtained to the site from the highway between 103 and 105 Mynachdy Road, other than to construct the new site access from Radyr Place and the first 60 metres of the site access road and for Network Rail maintenance vehicles.
Reason: To ensure the development does not adversely affect the free flow of traffic in the surrounding area in accordance with Polies T5 of the adopted Cardiff Local Development Plan (2006 – 2026).
16. A mechanism shall be provided in accordance with details to be submitted to and agreed in writing by the Local Planning Authority to ensure that no pedestrian or cyclist access shall be obtained to the site from the highway between 103 and 105 Mynachdy Road between the hours of 19:00hrs and 08:00hrs on any day.
Reason: To ensure the amenity of occupiers of other premises in the

vicinity are protected in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).

17. Prior to the commencement of any other development at the site, detailed plans of the new site access from Radyr Place and the first 60 metres of the site access road shall be submitted and approved in writing to the Local Authority and shall be constructed in accordance with the approved detailed plans to an adoptable standard.
Reason: To ensure that a safe means of access is provided to the site for construction vehicles.
18. No development shall take place until detailed plans showing the position and form of construction of all roads, hard and soft landscaping treatments and footpaths within the site and the method of disposal of all surface water drainage therefrom have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into beneficial use until the roads, paths and all surface water drainage have been constructed and completed (except for final surfacing) in accordance with the approved plans and details.
Reason: To ensure an orderly form of development and to make provision for the satisfactory access to the development by future occupants, in accordance with polies KP5 and T1 of the adopted Cardiff Local Development Plan (2006 - 2026).
19. Prior to the commencement of development a comprehensive construction phasing plan shall be submitted to and agreed with the Local Planning Authority. The phasing plan shall identify phases of construction of development and shall ensure safe and convenient pedestrian, cycle and vehicular access around and through those areas not under construction or where construction is complete. The development shall be carried out in accordance with the provision of the approved phasing plan or any variation thereof agreed in writing with the Local Planning Authority.
Reason: To ensure an orderly form of development and safe access through and within the site in accordance with polies KP5 and T1 of the adopted Cardiff Local Development Plan (2006 - 2026)..
20. Prior to commencement of each phase of development a scheme of construction management shall be submitted to and approved by the Local Planning Authority to include details of construction traffic routes, site hoardings, site access, wheel washing facilities and parking of contractors vehicles. The development construction of the relevant phase shall be managed strictly in accordance with the scheme so approved.
Reason: In the interests of highway safety and public amenity in accordance with polies KP5 and T1 of the adopted Cardiff Local Development Plan (2006 - 2026).
21. 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.

22. No part of the development hereby permitted shall be commenced until a scheme of public footway reinstatement works to Radyr Place and Mynachdy Road adjacent to the site has been submitted to and approval in writing by the LPA. The scheme to include the resurfacing/reinstatement of the footway as may be required as consequence of implementation of the development; to include as required surfacing, kerbs, edging, drainage, lighting, lining, signing and street furniture as required as a consequence of the scheme. No part of the development shall be occupied until the approved scheme has been implemented.

Reason: To reinstate the footway and provide an improved pedestrian environment to facilitate safe commodious access to the proposed development in accordance with policies T1 and T5 of the adopted Cardiff Local Development Plan (2006 - 2026).

23. A plan for the management of delivery and servicing associated with the Community Centre / Boxing Club building shall be submitted to and approved by the Local Planning Authority prior to the building being brought into beneficial use. The plan shall include, but not be limited to, the management of day to day access, deliveries and servicing, details of the maximum vehicle size(s), times and days of permitted access, control and management of noise. Management of the delivery and servicing associated with the development shall be carried strictly in accordance with the plan so approved. Reason: In the interests of highway safety and public amenity.

24. Unless otherwise agreed with the LPA, the applicant is required to undertake a detailed dust assessment which shall quantify the magnitude of risk to surrounding/ nearby sensitive receptors, this being the various residential properties located within 350m to the site boundary, during the 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 in writing by the Local Planning Authority. The scheme shall include details of dust suppression measures and the methods to monitor emissions of dust arising from the development. The construction phase shall be implemented in accordance with the approved scheme, with the approved dust suppression measures being maintained in a fully functional condition for the duration of the construction phase.

Reason: To assess air quality and agree any mitigation measures that may be required to safeguard the amenity of nearby residents in the area.

25. Prior to beneficial occupation the development details shall be submitted to, and approved in writing by, the local planning authority of the

measures installed to mitigate the impacts of railway noise highlighted in Acoustic Planning Report 0149/APR1 – Revision 1, dated the 6th July 2017.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).

26. No fixed plant and/or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the local planning authority. The rating level of the sound emitted from the site shall not exceed 48dB(A) between 07:00 and 23:00 hours and 33dB(A) at all other times to the south and west of the site and shall not exceed 45dB(A) between 07:00 and 23:00 hours and 29dB(A) at all other times to the north and east of the site. The rating levels shall be determined by the objective acoustic feature methodology of BS4142:2014 and calculated to the nearest noise sensitive premises.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected, in accordance with Policy EN13 of the adopted Cardiff Local Development Plan (2006 - 2026).
27. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any Order amending or revoking and re-enacting that Order) the Coffee Shop unit proposed within the Community Centre / Boxing Club shall not be used for the sale of hot food for consumption off the premises.
Reason: To ensure that the use of the premises does not prejudice the amenities of the area in accordance with policies KP5, EN13 AND R6 of the adopted Cardiff Local Development Plan (2006 – 2026).
28. Blocks A – E shall not exceed 9m in height.
Reason: To ensure that the scale of development is in keeping with the scale of existing adjoining development in the area, and does not harm the living conditions of the adjoining residents in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 – 2016).
29. The accommodation blocks shall be used only for the purposes specified in the application (student accommodation) and for no other purpose.
Reason: The acceptability of the use of the development hereby approved for other 'residential' purposes has not been assessed.
30. A maximum of 350 student accommodation bedrooms shall be implemented.
Reason: The acceptability of additional bedrooms has not been assessed.
31. No above grounds superstructure works shall be commenced until samples of the external finishing materials 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. Reason: To ensure a satisfactory finished appearance to the development in

accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).

32. Details of the public artwork proposed within the cladding of each of the buildings, including community centre, shall be submitted to and approved in writing by the Local Planning Authority prior to its introduction on site. The approved details shall be implemented on site and thereafter maintained.
Reason: In the interests of the visual amenity of the site and wider area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan (2006 - 2026).
33. Notwithstanding the submitted landscaping scheme, no development shall take place until full details of the structural soil product and its installation specification have been submitted and approved in writing by the Local Planning Authority, along with full details of the measures to be taken to protect the paved surface from root damage.
Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan.
34. All planting, seeding, turf-laying and paving shown on the approved plans shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is sooner. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority (LPA) otherwise defective, shall be replaced in the first available planting season and to the specification shown on approved plans and in supporting documents, unless the LPA gives written consent to any variation.
Reason: To maintain and improve the amenity and environmental value of the area in accordance with Policy KP5 of the adopted Cardiff Local Development Plan.
35. Prior to the commencement of site preparation and development, the applicant should submit a Reptile Mitigation Method Statement, to be agreed in writing by the Local Planning Authority. That Method Statement shall include measures to safely capture reptile and to translocate them to a previously agreed receptor site. The translocation set out in the Method Statement shall be carried out by suitably qualified and experienced ecologist, at an appropriate time of year, using currently accepted best practice techniques. Subsequently the Method Statement shall be implemented as agreed.
Reason: To ensure the protection of native reptile species, in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).
36. Prior to demolition of the Community Centre, further pre-demolition checks should be carried out to establish the bat use of this

building. Current best practice guidelines state that two separate survey visits should be undertaken on this building comprising one dusk emergence and a separate dawn re-entry survey. The surveys should be undertaken from May to September with at least one of the surveys between May and August. To ensure that all potential bat access/roosting features are covered both surveys will require two surveyors to be present (i.e. surveyors positioned at opposite ends of the building). Surveys should be timed to sample as much of the survey period as possible, and at intervals of at least two weeks apart or preferably more, to increase the possibility of encountering bats that may only use the building for short periods throughout the summer. At least one survey should be undertaken in the core maternity period mid-June to mid-July.

Reason: To ascertain the impact of the demolition of the Community Centre upon bats, which are European Protected Species, in accordance with Policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

37. No demolition works to Mynachdy Institute / Community Centre building shall commenced unless the local planning authority has been provided with either:

- a) A licence issued by Natural Resources Wales pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
- b) A statement in writing from Natural Resources Wales to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To enable Cardiff Council to comply with its duty under Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017, which is to have regard to the protection afforded to these species in the EU Habitats Directive.

38. No clearance of trees, bushes, shrubs or scrub, or demolition of buildings to take place between 1st March and 15th August unless otherwise approved in writing by the Local Planning Authority. This approval will be granted if a consultant ecologist can evidence that there are no birds nesting in this these features immediately (48 hrs) before their removal.

Reason: To avoid harm to nesting birds in accordance with policy EN7 of the adopted Cardiff Local Development Plan (2006 - 2026).

39. Notwithstanding the submitted plans, prior to any above ground development, details of the facilities for refuse storage shall be submitted to and approved in writing by the Local Planning Authority, consistent with the guidance contained in the Waste Collection and Storage Facilities Supplementary Planning Guidance (SPG). The development shall be carried out in accordance with the approved details. The facilities shall be provided prior to the beneficial occupation of the development and shall thereafter be retained and maintained.

Reason: To ensure an orderly for of development and to protect the amenities of the area in accordance with Policy W2 of the adopted Cardiff

Local Development Plan (2006 - 2026).

RECOMMENDATION 2: The applicant is advised to contact Wales and West Utilities directly in order to discuss any potential impact upon their apparatus prior to the commencement of any construction works on the site.

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;
(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: 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.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our 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.

Part or all of this development site is at a height where mains water cannot be guaranteed at all times. Under the Water Industry Act 1991, we are not obliged to provide mains water to a height greater than that it will flow by gravity from the service reservoir or tank the supply is taken.

To ensure an adequate mains water supply to service this development, a booster pump will need to be installed and associated watermains laid to the development site. Costs and the future maintenance will be the developer's responsibility.

RECOMMENDATION 5: 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 6: That the developer be advised that Network Rail have provided advice and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land. This covers the following matters demarcation agreements, foundations, Drainage, Ground disturbance, Access points, fencing, site layout, piling, excavations/earthworks, signalling, environmental issues, landscaping, plant, scaffolding, cranes, lighting and safety barriers. A full copy of their advice has been sent to the agent.

RECOMMENDATION 7: That the developer is advised that the proposed new access to Radyr Place, including alterations to the footway kerbing, street lighting, traffic signage, road markings, highway drainage, traffic calming measures, and highway embankment will need to be undertaken via a Section 278 / Section 38 Agreement under the Highways Act 1980.

RECOMMENDATION 8: The public realm / highways works and any other works to the existing or proposed adopted public highway are to be subject to agreement under Section 278 of the Highways Act 1980 between the developer and the Council.

RECOMMENDATION 9: The applicant is encouraged to liaise with South Wales Police and to seek accreditation under the Secured by Design scheme.

RECOMMENDATION 10: The applicant / developer should seek the advice of the South Wales Fire and Rescue Service to ensure fire prevention, warning signs and appropriate evacuation policies are in place.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This application seeks full planning permission for the erection of 5 blocks of student accommodation, comprising 361 self-contained studio apartments, associated external hard and soft landscaped areas, roads, parking, cycle infrastructure and waste management facilities. The 5 blocks (A-E) would be organised in a linear arrangement along the site with a central area of shared amenity space provided between blocks B and C. A new Community Centre building and Boxing Club will also be constructed adjacent to the entrance to the site.

Each of the student blocks would be 3 storeys, with a maximum ridge height set at 9.15m. Each floor of accommodation would be served by a common corridor, with an entrance lobby, laundry room and communal area provided at ground floor. Each room would accommodate a bed, desk, wardrobe, small kitchen with a separate toilet/shower.

Block A would measure approximately 64.8m long by 16m wide, Block B 52.3m long by 15.9m wide, Block C 58.5m long by 12.7m wide, Block D 58.5m long by 12.7m wide and Block E 48.1m long by 12.7m wide. The proposed buildings are each of a bespoke design wherein their widths, lengths, internal layouts and the positioning of windows varies depending on the particular constraints of the differing sections of the site.

The accommodation blocks would be separated from the rear elevations adjoining dwellings in Mynachdy Road by a minimum distance of 21m, with the exception of one stairwell associated with Block C. Taking each block in turn, the minimum separation distances would be approximately 24m (Block A), 23.5m (Block B), 20m to the corner of the projecting stairwell, 22.5m for the rest of the building (Block C), 26m (Block D) and 31m (Block E). Block E would also be located approximately 21m from the rear of No's. 41 – 44 Maelog Place.

The windows proposed in the northern elevations of the five blocks would be located the following minimum distances from the boundary with the Mynachdy Road properties. Block A – 6.5m , Block B - 11.1m, Block C – 10.8m, Block D – 11.1m and Block E - 6.5m. The windows proposed in blocks A and E would be of a V shaped oriel design, with one side obscurely glazed and the other clear glazed, in order to reduce overlooking issues given their closer proximity to the site boundary.

Four accessible rooms would be provided on the ground floor of each of the proposed blocks with the exception of Block E which would have two. A total of 18 accessible rooms would therefore be provided in total.

The blocks would be positioned at intervals along the site, with an access road passing along the northern edge of the site adjacent to the rear gardens of the properties along Mynachdy Road. A strip of landscaping would be provided between the road and neighbouring gardens while a 2.4m high green screen acoustic fence would also be provided along this boundary. A matching fence

would also be added along the boundary of the site with the railway line to the south.

22 accessible car parking spaces are proposed for the student accommodation together with 273 secure cycle spaces.

Waste, recycling and cycle storage points would be located at intervals throughout the site and would therefore be located within a short walk from each of the differing blocks of accommodation.

A landscaped area of amenity space would be provide for the students in the central part of the site and long with one additional small pocket of landscaped space towards the southern end of the site. Numerous trees are to be planted along the boundaries with adjoining residential properties to soften the impact of the proposed development.

A minimum gap of 3 would be maintained between the proposed blocks and the boundary fence adjacent to the railway line to ensure that building maintenance can be undertaken without the use of Network Rail land and to ensure an appropriate levels of daylight and outlook is maintained for the future residents of the buildings.

The student accommodation blocks would be finished in terracotta brick slip cladding, polyester powder coated Aluminium roof flashing, grey polyester powder coated Aluminium windows, doors and curtain walling and Rockpanel cladding panels. Digitally printed images representing local historic events would be routed into the cladding on the north-west corner of each building, helping to individualise and differentiate each building, whilst adding interest.

Vehicular access would be provided from a new site entrance off Radyr Place, with dedicated pedestrian footways provided either side. This would serve both the student element of the scheme and community centre/boxing club. The width of the access road would reduce to 3.0m beyond the community centre/boxing club car park and become a shared surface. This part of the access road, serving the student development, would be gated for pedestrians and vehicles. Several passing bays are proposed along the length of this stretch of shared surface and a turning head is proposed at the SE end of the site. This would allow a large refuse vehicle to manoeuvre and enter/exit the site in a forward gear.

An existing vehicular access to the site, located between 103 and 105 Mynachdy Road, would be closed off at the site boundary to vehicles accessing the student development, but would be open daily from 8am to 7pm for pedestrians and cyclists, with the gates being locked at night. The access would not be completely closed to vehicular traffic as Network Rail has a Right of Way through the site directly to the railway tracks.

The proposed community centre and box club building would measure 28m by 10m in size. The building would be 7.2m in height along the majority of its length. The building would be finished in red Rockpanel cladding panels, fair faced brickwork and grey polyester powder coated Aluminium windows and doors. A

number of digitally printed boxing related images would be routed into the cladding of the building.

16 car parking spaces, including 4 disable spaces, would be provided for the community centre / Boxing Club building.

1.2 Amended Plans were received to overcome a numerous concerns. The following amendment have subsequently be made.

- The number of units proposed has been reduced by 11 to 350.
- A communal study area has been included within each of the proposed blocks, in addition to a general communal area.
- The number of student car parking spaces has been reduced from 22 to 20
- Ground to ceiling windows added to each of the student rooms
- Angled cladding panels added adjacent to the windows on the non Mynachdy Road fronting elevations to add interest and richness to the building.
- The finishing materials for the student block have been amended. The blocks would now be finished in terracotta brickwork, polyester powder coated Aluminium roof flashing, grey UPVC windows, doors and curtain walling and teal and grey Rockpanel cladding panels. The digitally printed images, representing local historic events, would be retained into the cladding on the north-west corner of each Block.
- The height of the student blocks has been reduced from 9.15m to 9m, consistent with the previously approved scheme on the site.
- The footprint of the five blocks has been amended along with their positioning within the site.
- A more bespoke approach has been taken to the design of the buildings, with an angular, wave like, form/approach added into the northern (Mynachdy Road) elevations.

The specific details of the design / siting changes, in terms of the revised dimensions and positioning relative to the neighbouring properties, it detailed below

- Block A would now measure 65.4m long by 19.3m wide, Block B 52.5m long by 15.9m wide, Block C 58.7m long by 12.9m wide, Block D 58.5m long by 12.9m wide and Block E 46.7m long by 12.9m wide. The proposed buildings are however each of a bespoke design wherein their widths, lengths, internal layouts and the positioning of windows varies depending on the particular constraints of the differing sections of the site.
- The accommodation blocks would be separated from the adjoining dwellings in Mynachdy Road and Maelog Place by a minimum distance of 21m, with the exception of one stairwell associated with Block C. This would be set approximately 19m back from the rear of No's. 93 and 95 Mynachdy Road, though would contain no windows. Taking each block in turn, the minimum separation distances would be

approx. 21m+ (Block A), 23m+ (Block B), 19m to the corner of the projecting stairwell, 21m+ for the rest of the building (Block C), 26m+ (Block D) and 31m+ (Block E).

- The habitable room windows proposed in the northern elevations of the proposed blocks would be located a minimum distance of 10.5m from the boundary of the site with the properties along Mynachdy Road for Blocks A - D. The habitable room windows in this elevation have also been angled such that any overlooking, or perceived overlooking, would be further reduced. The angled windows have been designed into the structure of the building specifically to address this issue. Secondary windows would also be added to the kitchen element of each room.
- The habitable room windows in Block E would be located approximately 7m from the boundary of the site with the properties along Mynachdy Road. However, the angled windows here would restrict views into the closest neighbouring gardens, thereby taking direct views over the 10.5m. The garden of the properties adjacent to Block E are also approximately 35m long.

1.3 Amended plans have also been received for the Community Centre / Boxing club. The following amendment have been made to this elements of the application proposal:

- The height of the final 7m of the building has been reduced height from 7.2m to 6.3m in order to reduce its massing adjacent to the neighbouring properties.
- The finishing materials have been amended. The building would now be finished in red and grey Rockpanel cladding panels, terracotta brickwork and grey UPVC windows and doors. The digitally printed boxing related images would be retained as originally proposed.
- An externally mounted Beaumaris Woodstone Bat Box would be added to the eastern elevation of the building.

2. DESCRIPTION OF SITE

- 2.1 The application site extends to 1.38 hectares of vacant, partly overgrown, land that lies between Mynachdy Road and the existing Cardiff to Pontypridd railway line. There is an existing vehicular access to the site between 103 and 105 Mynachdy Road. The site approximately 480m long and 25m wide.
- 2.2 The site's previous use was as a coal storage depot and for railway sidings, whilst the DAS notes that the site has been used more recently for fly-tipping and anti-social behaviour.
- 2.3 The site is bounded to the NW by Radyr Place – a local access road, to the NE by the Mynachdy Institute Community Centre and the gardens of the semi-detached dwellings on Mynachdy Road, and to the SE, by the gardens of the dwellings on Maelog Place. The SW boundary borders the railway line, on the

opposite side of which are the Llys Talybont student halls of residence, the sports facilities of Cardiff University and commercial buildings, accessed off Excelsior Road.

- 2.4 At its midpoint the site is almost level with Mynachdy Rd, but becomes lower as Mynachdy Road rises in level towards the NW and SE. In addition, the site itself drops in level at its south eastern corner.
- 2.5 There are a range of local bus stops and services, local facilities, shops and services within a 600m-800m walk distance, including Tesco Extra and facilities along North Road. An existing bus stop is located on Western Avenue, and is accessible by steps and an existing ramp, with 4 others located on Mynachdy Rd. The Llandaff Campus of UWIC is within walking distance, whilst Cardiff University is accessible by bus (and the University Hospital of Wales is less than a kilometre away in a straight line).
- 2.6 Whilst not a material planning matter, it is noted that the Council owns the land relating to the Community Centre, with a long lease to the Mynachdy Institute.

3. SITE HISTORY

- 3.1 16/00277 – vary condition 35 of 11/863 for full length ground floor corridor windows to blocks b and c – Approved.
- 3.2 15/03030/MJR - Approval of matters reserved under 11/00863/dci for the erection of 6 blocks of student accommodation comprising a total of 249 bedrooms and a 3 bedroom wardens house (scale and appearance of the buildings, the landscaping of the site and the proposed access details) – Approved
- 3.3 11/00863/DCI – Outline planning application for 6 blocks of student accommodation comprising a total of 249 bedrooms and a 3 bedroom wardens house –approved subject to a section 106 agreement 11/12/12 that requires community facility, public open space and highway and transportation contributions; a travel plan; and blocking off of the existing access to Mynachdy Institute.
- 3.4 11/00529/DCI – vary condition 1c of outline planning permission 06/739w – approved subject to s106 at October Planning Committee 2011. This application was, in effect, an application to extend the life of planning permission 06/739w; no changes to the design were proposed.
- 3.5 10/00669/W - Outline planning application for the erection of 23 blocks of student accommodation comprising a total of 345 bedrooms and a 3 bedroom wardens house - Withdrawn
- 3.6 06/00739/W - Construction of 70 residential dwellings – approved 03/04/2008.

4. POLICY FRAMEWORK

National policy

4.1 Planning Policy Wales (PPW) Edition 9, 2016 favours the sustainable re-use of previously developed land.

4.2 The following Technical Advice Notes (TANs) are relevant:

- TAN 12: Design

4.3 The following policies of the recently adopted 2016 City of Cardiff LDP are relevant to the consideration of this application:-

- KP5 Good Quality and Sustainable Design
- KP6 New Infrastructure
- KP7 Planning Obligations
- KP8 Sustainable Transport
- KP14 Healthy Living
- KP15 Climate Change
- H6: Change of Use or Redevelopment to Residential Use
- C1 Community Facilities
- C5 Provision for Open Space, Outdoor Recreation, Childrens' Play & Sport
- EN12 Renewable Energy and Low Carbon Technologies
- EN13: Air, Noise, Light Pollution and Land Contamination
- T1 Walking and Cycling
- T5 Managing Transport Impacts

4.4 The following Supplementary Planning Guidance relates to the previous 1996 Local Plan. It is under review following the adoption of the LDP however it remains a material consideration in considering the application insofar as it is consistent with LDP policy:

- Open Space Mar. 2008
- Access, Circulation and Parking Requirements Jan. 2010

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

- Locating Waste Management Facilities Jan. 2017
- Planning Obligations Jan. 2017

5. INTERNAL CONSULTEE RESPONSES

5.1 **Land Use Policy** - The application site is located within the settlement boundary as defined by the Local Development Plan proposals map. The site has no specific land use allocation or designation and is bounded by the Mynachdy Road residential properties to the north and east and further student accommodation to the south and west. The principle of student accommodation on this site has already been established by the grant of planning permission

(11/00863/DCI and subsequent reserved matters application ref: 15/03030/DC). Taking into account the character of the surrounding area and the site history the development of the site for student accommodation raises no land use policy concerns subject to an assessment of residential amenity.

In relation to the community centre/boxing club Policy C1: Community Facilities favours community facilities within residential area, provided that issues of residential amenity, urban design (Policy KP5), and transportation are appropriately addressed.

The A3 element of the proposal should be assessed against Policy R8: Food and Drink Uses which identifies that food and drink uses are most appropriately located in the city centre (Central Business Area), the inner harbour/waterfront area of Cardiff Bay (Bay Business Area) and District and Local Centres. Food and drink uses are unlikely to be acceptable within or adjacent to residential area, where they would cause nuisance and loss of amenity, or result in the loss of a residential property.

Taking the above factors into consideration the proposal would not raise any land use policy concerns, subject to an assessment of the impact of the proposal on residential amenity.

It is suggested that a condition should be applied to the grant of any planning permission to restrict the A3 element to a café use only (with no hot food takeaway function).

- 5.2 **The operational Manager Transportation** raises no objection to the proposals, subject to conditions and a financial contribution of £71,448, making the following comments.

The transport statement has been prepared to support an increase to the scheme approved in 2012 which received reserved matters consent in 2016. The original scheme proposed to build six residential blocks comprising 249 rooms of student accommodation. This application proposes to increase the number of rooms to 350 one bedroom flats in five blocks.

The site would be accessed via Radyr Place, to the north west of the proposed development site. Access to an existing electricity substation and local community centre would need to be maintained. There is a secondary access to the site, off Mynachdy Road, which permits Network Rail to access the trackside for maintenance.

The site demonstrates good accessibility by alternative modes of transport. The site is within an acceptable walking distance to Cardiff Metropolitan University (Llandaff campus). The site is within an acceptable cycling distance from both Cardiff Metropolitan University (Llandaff campus) and Cardiff University. Cycling is supported by the proximity of advisory cycle routes (Mynachdy Road), traffic free cycle routes (North Road) and the national cycle route (No. 8). Bus stops are located with 400m of the site serving the city centre, Cardiff University and Cardiff Metropolitan University.

Vehicular access to the site would, be broadly as proposed in 2012, via a new access off Radyr Place. The new access would incorporate access to the electricity substation and community hall. The existing access to the electricity substation and community hall would be closed. Access to the development, beyond the electricity substation and community hall would be protected by gates. The internal carriageway would be 3m in width. Servicing and refuse collection would use the Radyr Place access.

Pedestrian access at the new entrance would be via a new footway from Radyr Place adjacent to the access road. This would lead to a footpath to the west of the site, or following the shared surface. Pedestrian and cycle access will also be available between 8am and 7pm from the Mynachdy Road access. Outside these periods the gate would be locked all pedestrian access would be via Radyr Place.

Applying the same approach as used within the previous TS it is estimated that some 88 vehicle movements would be generated per day. Outside term time the number of vehicular movements is likely to be reduced. The site will include 22 disabled parking places. No provision would be made for the warden/staff. The hall would operate a no-car policy for residents. There would be 273 secure cycle spaces provided.

A travel plan co-ordinator will be appointed by facility management and travel plan packs will be provided to all new residents. A management strategy would be implemented to reduce congestion at the start/end of academic terms. This would entail provision of arrival times and on-site parking provision (using the disabled parking bays and adjacent hard standing) would be made available for specific time periods. Alternative modes such as park and ride from designated car parks may also be employed.

Subject to agreement of the conditioned Traffic Management Plans, there is sufficient capacity on the adjacent public highway to accommodate the arrival and departure of students at the start and end term, and daily servicing requirements of the scheme. The Traffic Management plan will assist with the control of student car parking within the site and surrounding area.

Parking - The adopted Access, Circulation and Parking Standards SPG confirms that up to one car parking space per 25 beds may be provided for operational use and that there is no requirement for on-site resident car parking for the sui generis use of student accommodation.

Cycles - Established practice is that one cycle parking space be provided per two to three beds for the proposed type of development (some 120 to 180 would be anticipated) therefore the proposal to include 273 spaces (or 75% of bedrooms) is acceptable. Being mindful of the location of the site I am satisfied that the proposed development is compliant with the provision of resident/visitor cycle parking as required by condition. It is also expected that active travel and demand for cycle parking will be monitored as part of the conditioned Travel Plan and provision of cycle parking enhanced as may be required to respond to any

identified demand.

With regard to its location, the site has direct access to leisure, shopping, etc. opportunities and the main university campus/facilities. The site is also within an area where walking, cycling and public transport offer viable daily alternatives to the use of a private car; having access to bus based public transport services on North Road and Western Avenue and continuous footways/Cardiff's cycle network. The site is therefore considered to be sustainably located in transport terms and entirely appropriate for the proposed form of development.

It is nonetheless noted that the introduction of circa 350 residents, who apart from 18 to 22 mobility impaired residents, will be wholly reliant on walking, cycling and public transport for daily journeys. This will put additional non-motorised traffic onto the adjacent footways, cycleways and crossings in the vicinity of the site and toward the city centre/university campus. As such, the applicant would be expected to make a financial contribution towards improvements to walking/cycling/public transport in the vicinity.

This would include improvements to;

- Pedestrian and cycle facilities on North Road (toward the city centre and Cardiff University) and Western Avenue (toward Cardiff Met University, the Taff Trail and Heath hospital).
- Public transport facilities to improve bus stops

Section 106 contribution:

A contribution would be required for the provision of a new/improved pedestrian/cycle/public transport provision, to support the proposed development and facilitate safe commodious access to/from adjacent facilities, sustainable transport options and encourage the uptake of active travel. This should include, but not be limited to;

- Cycle improvements at the new junction of the site to link to the existing cycle facilities on the Western Avenue and into Mynachdy Road. The design and potential works could involve widening the existing footway/ reducing the width of existing traffic island, to install new speed tables with uncontrolled crossing facilities (pedestrian & cycle) to the north & south of the access, improve link to the existing cycleway on Western Avenue
- TROs and associated signing & lining could be required following a review (and implement any required scheme) the on-street parking in the abutting roads adjacent to the site (between the site and North Road). The implementation of parking restrictions &/or waiting restrictions could better protect residential roads from any additional parking demand.
 - TROs and associated signing & lining could be required following a review (and implement any required scheme) for a potential 20 mph speed restriction in the abutting roads (between the site and North Road). The implementation of 20 mph could better protect pedestrians & cyclists using Mynachdy Road (and abutting roads) to access the proposed site.

The contribution would therefore be directly related to scheme and supportive of

Cardiff Council's emerging Cycle Strategy and Integrated Network Map, and on the alignment of the proposed north/south cycle super highway.

The contribution sought will be used to improve the safety of the immediate junction for all users, by reducing traffic speeds, improving pedestrian & cycle crossing facilities Toward Cardiff Met, shopping facilities and other Cardiff student accommodation (Tal y Bont). As such, we would anticipate that the proposed development could provide a further £13k (to the £58k agreed previously for pedestrian & cycle improvements) as a contribution toward the local improvements. The additional amount relates to additional TRO and surveying work beyond that already agreed before.

- 5.3 **The Pollution Control Manager (Noise)** notes the submitted Acoustic Report and raises no objection to the proposal, subject to conditions.
- 5.4 **The Pollution Control Manager (Air)** has no objection, subject to a Dust Assessment & Control condition.
- 5.5 **The Pollution Control Manager (Contaminated Land)** has no objection, subject to conditions in respect of contaminated land issues, with further contaminated land advice.
- 5.6 **The Highways Drainage Manager** has been consulted and no comments have been received.
- 5.7 **The Regeneration Manager** considers the provision of a new community Centre, including Boxing Club, Multi-Use Hall, café and associated vehicular parking in place of the existing Mynachdy Institute / Community Centre, to be in line with the Community Facilities SPG and therefore acceptable.
- 5.8 **The Council's Ecologist** raises no objection to the proposal subject to further Ecology assessments being undertaken. In this case, conditions 32 - 35 are recommended.
- 5.9 **The Waste Strategy and Minimisation Manager** notes the submitted Waste Management Strategy Document and considers that the bin stores, vehicular tracking illustration and strategy are acceptable.
- 5.10 **The Council's Tree Officer** raises no objection to the proposal subject to conditions controlling the scheme of landscaping proposed and its ongoing aftercare.
- 5.11 **The Operational Manager, Parks and Open Space** raises no objection to the application subject to the provision of a financial contribution of £191,285 towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality.

6. EXTERNAL CONSULTEE RESPONSES

6.1 South Wales Police

South Wales Police have no objection to this proposal and are happy that most community safety and security issues have been addressed within the design and access statement.

6.2 Network Rail

Network Rail raise no objection to the proposed scheme but recommend that the Developer contact Network Rail's Asset Protection Wales Team well in advance of mobilising on site or commencing any works. The initial point of contact is assetprotectionwales@networkrail.co.uk. The department will provide all necessary Engineering support subject to a Basic Asset Protection Agreement. See Recommendation 6.

6.3 Wales and West Utilities

Wales and West Utilities raise no objection to the proposal however have utility apparatus within the vicinity and therefore recommend that the applicant contacts them. See Recommendation 2.

6.4 Glamorgan-Gwent Archaeological Trust (GGAT)

Information in the Historic Environment Record (HER), curated by the Trust, indicates that there are no recorded archaeological sites within the area of the proposed application.

The proposed application includes the erection of five blocks of student accommodation within a narrow strip of land and we note that it is situated parallel to the Taff Vale Railway, which opened in the 1840s and ran from Merthyr to Cardiff. The 4th edition historical ordnance survey map (1942) depicts several structures associated with the railway, within areas which have since undergone modern development. Therefore, it is likely that any archaeological remains have already been disturbed and destroyed during previous construction works.

As a result, there is unlikely to be an archaeological restraint to this proposed development and consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application. The record is not definitive, however, and features may be disturbed during the course of the work. In this event, please contact this division of the Trust.

6.5 Welsh Water raise no objection to the proposal Conditions and an Advisory Note.

6.6 Natural Resources Wales raise concerns with the proposed development as submitted and recommend that planning permission should only be permitted if

the scheme can meet the following requirement.

Requirement: European protected species - further surveys and further information are required to demonstrate the proposal will not be detrimental to the maintenance of the favourable conservation status of European protected species.

European Protected Species

The submitted Preliminary Bat Roost and Nesting Bird Assessment of Mynachdy Community Centre prepared by Acer Ecology, dated October 2017, found evidence of bats and identifies the Community as having moderate suitability to support roosting bats. The report concludes further surveys are required. We advise the further surveys should be carried out in accordance with '[Bat Surveys: Good Practice Guidelines](#) (3rd Edition)' published by the Bat Conservation Trust 2016.

The submitted Design and Access Statement prepared by Northmill Associates Limited, dated 06th July 2017, identifies on site there are areas of interspersed hard landscaping with a number of derelict small-scale buildings. However, the submitted Preliminary Ecological Appraisal (PEA) prepared by Acer Ecology, dated May 2017, identifies there are no buildings present within the survey area. Any buildings on site need to be surveyed, including a scoping assessment, to inform whether additional surveys will be required. Or confirmation is required that there are no other buildings on site.

Furthermore, the ground assessment of trees identifies the trees on site are considered negligible for bats. As recommended in the 'Bat Surveys; Good Practice Guidelines (3rd Edition)' published by the Bat Conservation Trust 2016, where 'no or low suitability potential roosting features for bats are found, then further surveys are not necessary'. However, the guidelines state it must be documented how this decision has been reached, including photographs and detailed descriptions. The PEA does not include sufficient information to evidence this decision. Further information is required to evidence this decision. This could be a standalone assessment report of the tree inspections in respect of bats, or a revision to the PEA.

Land Contamination

We consider the controlled waters at this site are not of highest environmental sensitivity, therefore we will not be providing detailed site-specific advice or comments with regards to land contamination issues for this site. We recommend the requirements of Planning Policy Wales and the [Guiding Principles for Land Contamination \(GPLC\)](#) should be followed.

7. REPRESENTATIONS

- 7.1 Councillors Rhys Taylor and Ashley Wood, the Gabalfa Ward Members, have been consulted on the application proposal and the following objection has been received in response:

The objections to the application are based on feedback from residents

regarding three key areas, namely; the type, scale and density of the development; parking and amenities, and; road safety.

1. Type, scale and density of the development

Mynachdy Road is typically comprised of three-bedroom semi-detached dwellings, occupied by long-term residents. If all 134 properties on Mynachdy Road remain as three-bedroom dwellings and assuming one person per bedroom, there is an estimated population of 402 residents. The proposed development of 361 student rooms represents a significant development in a majority residential area, equating to a population increase of 85% based on the estimation noted above.

The scale and siting of the development is out of character with the existing residential properties and surrounding area, and therefore represents a gross overdevelopment of the site. There is significant concern regarding the scale, height and density of the development, including the proximity of the buildings, particularly Block A, to neighbouring properties. The proximity of the development to adjacent properties does not afford adequate privacy for residents, particularly with regard to the quiet enjoyment of garden amenities. Whilst the development is within the requirements of Cardiff planning guidance, the combination of the scale, density and proximity of the development means that the development is discordant in the street scene.

The existing Llys Talybont student accommodation complex is located to the rear of the proposed site, with the Valleys Line railway representing a natural boundary between the Llys Talybont complex and residential Mynachdy Estate. Frequent noise complaints, generated by activity at Llys Talybont, represents an existing issue with noise pollution in the area. A second development in far greater proximity to the neighbouring properties is extremely likely to cause additional noise pollution, and affect the quality of life for residents. I would also like to raise concerns over and question the suitability of a development in such close proximity and overlooking a busy railway. As such, granting permission to this type of development in such density and within such close proximity to a residential area is contradictory to the LDP policy EN13.

To summarise, the development is not in keeping with the existing character or context of the built setting, is not compatible with the use of neighbouring properties, and will not ensure the vitality of the community. The development will cause further problems with noise pollution, and does therefore not comply with the council's aim of creating distinctive places which are safe, accessible, vibrant and secure. This development is not compatible with existing properties by virtue of the type, scale and density of the development, and does not respect the amenities and privacy of existing communities.

2. Parking and Amenities

There is significant concern from residents regarding the existing pressure on parking in the area, and the likelihood that there will be additional car users seeking on-road parking in the area as a result of a significant increase in the population size. Similar policies prohibiting the use of cars applied to other student developments in the area, including at the Llys Talybont complex and

Liberty Living on Clodien Avenue, have not succeeded in limiting the number of additional cars parked in resident parking areas.

Furthermore, existing pressures on parking on Mynachdy Road and neighbouring streets has been cause for concern by residents, with visibility, speed, and access considerably reduced when parking spaces are limited.

This development will have a negative effect on the amenity of neighbouring occupiers, will not connect positively to the surrounding community and is not compatible with neighbouring uses. Furthermore, the plans state that 'on site' monitoring of parking will take place, without reference to any steps the developer will take to monitor the surrounding area. As such, the development is not in keeping with the principles outlined in policy KP5 of the LDP.

In recent years local bus services to the Mynachdy Estate have been withdrawn, and planned changes to services will further exacerbate this problem. Whilst I welcome the focus of the development on promoting sustainable travel, I'm concerned that the existing routes will not be sufficient for the increase in the level of population, especially evening and Sunday services. In light of this, if the committee is minded to grant permission, I would invite the committee consider a Planning Condition, under Section 278 of the Highways Act 1980 and Technical Advice Note (TAN) 18. I invite the committee to consider placing a condition on the application which ensures that the development does not prejudice the future development of new a train station, in light of the Welsh Government New Rail Stations Prioritisation work programme which includes consideration of a train station at Gabalfa. This development is one that Welsh Government and the City of Cardiff Council have indicated their support for and is in keeping with the authority's aim to deliver a modal shift. Furthermore, it would be a one-time only opportunity to deliver tangible benefits to the community, which would be lost if this application were to be approved without safeguards in place to protect any future station development.

To summarise, whilst I welcome steps taken by the developer to mitigate against parking issues in the area, there is no certainty that these steps will be enforceable. Furthermore, evidence from other developments have proven that these measures are mostly ineffective in dealing with increased car usage. As such the street is ill-equipped for this type of development, particularly for a development of this density, and demonstrates an un-neighbourly development, having undue effect on the amenity of neighbouring properties.

Members would like to add that I welcome the re-development of the Mynachdy Institute and the community benefit the developer has considered as part of the proposals. I would note however that anecdotal evidence from the community is that the redevelopment of the Institute is not a priority.

3. Road safety

Road safety is an ongoing concern for residents and local members have raised these issues with the council on many occasions. These concerns relate to the risk of road traffic accidents due to the speed of vehicles using the slip way, increased traffic accessing the site and increased pedestrian footfall in

combination to the vicinity of the proposed entrance for the site on Radyr Place. Speed monitoring by SWP has been requested by local PACT on several occasions.

An increase in population of 361 residents, representing an approximated 85% increase in the population, will have an impact on local infrastructure which will struggle to cope with the additional pressure as a result of the development, during construction and full operation.

The location of the entrance on Radyr Place is likely to reduce safety and accessibility for pedestrians, given the speed and volume of traffic exiting the sliproad onto the Mynachdy Estate. Furthermore, any increase in traffic will make the roads busier and less attractive for cyclists and pedestrians. Pedestrian safety on Mynachdy Road and Llantarnam Road (used as a cut-through to North Road) are an ongoing concern and have been identified as a priority at local PACT meetings in recent years. Therefore, the development is likely to have a negative impact on the function of the highway and conflicts with the LDP's objectives to create safer walking and cycling routes.

I therefore invite the committee, if the committee is minded to grant permission, to consider a Planning Obligation to improve road safety and introduce traffic calming measures to mitigate against increased traffic flow, under MV2 Commuted Payments of the Highways Act 1980.

In summary, existing pressures on the highway by means of parking and pedestrian and cyclist safety will be exacerbated by a development of this type and of this density. The likely increase in road users seeking parking spaces, despite policies designed to discourage this, have been proven to be largely ineffective. Furthermore, there will be a negative impact on the amenities of the existing community, which would be contradictory to the policies and principles of the Local Development Plan.

4. Additional issues

- Concerns exist over the capacity of the drainage sewers in the vicinity, which already overflow following heavy rain, and the impact additional run off from the site will have.*
- The legal situation of the Mynachdy Institute has not been explored in full by the developer in its application and therefore it is not for Institute to determine that the developer can amend the right of way across Coal Board land to access the site. I note that this is not a material planning consideration, however this is a cause for significant concern.*
- I would also question the habitability of the accommodation, overlooking the rail line, and whether this development sets a precedence for future developments. The Residential Design Guidance (January 2017) states that 'Habitable rooms in individual dwellings, including single aspect flats, should have a pleasant outlook onto streets or amenity spaces...' In addition, the outlook of the residents of Mynachdy Road will be of a large, overbearing development.*

Conclusion

In conclusion, in considering this application on its own merits, I do not believe that the plans should be granted permission. The plans represent an un-neighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason of an overbearing effect. Granting permission for this development would be of detriment to the quality, character and amenity value of the area.

Furthermore, the development is not in keeping with a number of the policies, or the principles outlined in the council's Local Development Plan or Supplementary Planning Guidance. The concerns noted above highlight that this development is not in keeping with the principles and ethos of the Local Development Plan in creating distinctive communities and enhancing the amenities of communities.

Neither members nor residents believe that the development is in keeping with the existing character, landscape or neighbouring uses, and distorts the character of the area as a result of a disconnect between the development and surrounding communities.

If the committee is minded to grant permission, local members would invite the committee to;

- Include a Planning Condition which ensures that the development does not prejudice the future development of new a train station on the adjacent Network Rail land.*
- Include a Planning Obligation to require the developer to improve road safety and traffic calming to mitigate against increased traffic flow.*

For the reasons outlined above, I would conclude that the street is ill-equipped for a development of this type and of this scale and density, and therefore the plans should not be granted permission.

- 7.2 Councillors Jennifer Burke-Davies and Dilwar Ali, the Ward Members in the adjacent Llandaff North ward, have been consulted on the application proposal and the following objection has been received:

Together with Julie Morgan AM and Anna McMorrin MP, Councillor Ali and I have met with residents in regard to the proposed building works at the Mynachdy Institute site on Mynachdy Road in Gabalfa, that borders on our ward of Llandaff North.

Through these discussions, we have become aware of increasing concern on the Mynachdy estate in both Gabalfa and Llandaff North Wards over the management of the legal interest constituting the Mynachdy Institute. At a public meeting in Cathays High School last Friday, 6th October, this culminated in a demand for clarity from the local authority.

It has become clear to us that the land on which the Institute stands is leased by Cardiff County Council to custodian trustees holding on behalf of an unincorporated body called the Mynachdy Welfare Association (MWA). It is

believed that the lease requires the Association to use the land exclusively for the benefit of the residents of Mynachdy.

On 4th March 1976, the City of Cardiff Council granted the trustees of the MWA a new lease of the land for a 99 year term at a nominal rent. This lease is still extant and expires in 2075. It is registered at HM Land Registry under Title WA47283. As demonstrated in Julie Morgan AM's letter to you, Paragraph (6) of the Third Schedule to the Lease imposes a duty on the Lessees to "use the property for the purposes of a Welfare Institute".

Paragraph 10 specifically prohibits the Lessees from granting any wayleave or other right of way or allowing any other rights over the land to be created and Paragraph 11 prevents the Lessees from assigning, underletting or parting with possession of the land without the written consent of the Lessor, i.e., the local authority.

We note that the Charges Register under Title WA47283 notes a covenant running with the land given by the Cardiff Corporation to the Marquis of Bute and another in a Conveyance dated 26th November 1919 that the land cannot be used otherwise than in accordance with the Housing Acts 1890 – 1919. It should be noted that there is a restriction in the Proprietorship Register of the title to the effect that without an order of the Registrar, registration of any disposition by the proprietors is barred "unless authorised by the rules for the time being of the Mynachdy Welfare Association as evidenced by a resolution of the members thereof". Enquiry of HM Land Registry reveals that a copy of the Rules has not been filed.

The position of MWA and the Mynachdy Institute has become a source of significant concern because of planning application 17/01963/MJR. This proposes the erection of five blocks of student accommodation of between two and three storeys in height comprising a total of 361 bedrooms together with other development on the former coal yard alongside railway sidings. Like the previous application (11/00863/DCI and 15/03030/MJR), this current application has generated widespread opposition. The overwhelming view of Mynachdy residents is that this site is unsuitable for development for student lettings, commercial or otherwise, and in keeping with the character of the neighbourhood should be used for affordable homes for families.

Both 11/00863/DCI / 15/03030/MJR and 17/01963/MJR involve taking land vested in the MWA trustees let by Cardiff County Council under the 1976 lease forming Title WA47283. In other words, the co-operation of the MWA is critical to the viability of the proposals. In these circumstances, residents of Mynachdy, in their capacity as members of the MWA, should have been carefully consulted by the trustees and their views canvassed. However, it appears that this is not the case. A general meeting of MWA members, extraordinary or otherwise should have been convened but this has not happened.

Investigations by Julie Morgan's office demonstrate no fresh deed of appointment of new trustees has been filed in the Registry.

When 11/00863/DCI was submitted we believe that the Mynachdy Institute trustees were negotiating with the developers through valuer agents. We are concerned that trustees were acting without any mandate from residents. Julie Morgan wrote to the then Liberal Councillor for Llandaff North Jacqui Hooper, who she was told was the Institute secretary and manager. It was not clear then that the MWA had been registered as a charity and had had itself removed in 2008. In the absence of anything being shown on the then current Register of Charities. In 2012, Julie wrote to Ms Hooper seeking information on the Mynachdy Institute status including the names and addresses of trustees and the Institute's constitution. This information was not forthcoming.

In the time that has passed, it does not appear that there has not been a general meeting of members of the Mynachdy Welfare Association to elect a management committee to give instructions to any of the custodian trustees shown in the Proprietorship Register of Title WA 47283 or any legal successor appointed under the MWA's rules or constitution. We are told that there are ongoing discussions between the authority's Community Asset Transfer (CAT) Team on the disposition of the land comprising Title WA47283 and the replacement of the Mynachdy Institute under a possible Section 106 agreement but we know of no mandate being given to any person purporting to represent the MWA in such negotiations. We understand that the CAT Team have advised the Mynachdy Institute that any new community centre replacing the Mynachdy Institute will have to be held by a properly constituted charity run on a proper basis.

Owing to a lack of transparency by those currently managing the Mynachdy Institute it is impossible to say that they are acting in the best interests of the community and Councillor Ali and I have concerns that they may not be aware that they are contravening the agreements laid upon the Institute and its land.

Additionally, Cllr Ali and myself are concerned that residents of Mynachdy Estate are being put at a disadvantage and their quality of life affected by the proposed erection of the student flats owing to the inevitable increase in traffic and noise as well as how this will affect house prices, should any residents wish to sell. This community have been left in the dark and cut out of the process in regards to the Institute and deserve to have their voices heard, not to be detrimentally affected by the proposed building works.

7.3 Over 52 neighbouring occupiers have been consulted and the application was advertised by way of press and five site notices. 10 letters of representation were received to the proposed scheme from the occupiers of 16, 47 (sent on the behalf of 26 families in the area), 95 and 103 Mynachdy Road, 12 Pendwyallt Road, Whitchurch, Mr Iain Claridge (Secretary of Gabalfa, Whitchurch and Tongwynlais Branch Labour Party and agent for the two Labour council candidates in Gabalfa) and 4 of unknown addresses, who object to the application, as originally submitted, on the following grounds:

- The development would result in increased noise generation in the area, beyond that which is already heard from the Talybont halls of residents. Such noise generation is also often at anti-social hours.

- The proposed development would be ugly.
- The development would compromise safety in the area through adding increased pressure for parking and to the local highway network.
- The development would result in more rubbish generation in the area
- The number of students who would be accommodated on site would be disproportionate to the number of family residences in the area.
- Restricting students from bringing cars through a tenancy agreement would be unenforceable.
- The development will result in the area going from a peaceful suburban location to an urban one.
- It is unclear if access would be retained along the access lane between 103 and 105 Mynachdy Road.
- The ownership of the Community Centre is unclear.
- The site would be better suited as family housing or as a metro stop.
- The proposal represents an over development of the site.
- The junction with Radyr place would be insufficient for the additional 101 units proposed.
- The development would prevent those residents whose back gardens abut the application site from enjoying their gardens through being overlooked.
- The lease of the Mynachdy Welfare association prevents development on the land which would cause nuisance, annoyance or cause damage to the Leasor.
- The development would impact upon the community spirit evident in the Mynachdy area.
- The development proposal would be out of character with the type of development in the estate, which generally comprises of low density residential properties.
- It is unclear what has been agreed with those who run/control the Mynachdy Institute and whether the appropriate consent has been obtained to undertake the proposed demolition and re-build works to it.
- The amenity space provision should reflect the number of student bedrooms proposed.
- There is a covenant on the land, which restricts its potential uses.
- The immense size of the buildings proposed is inappropriate on this slim pocket of land
- At 3 storeys, the heights of the buildings proposed are excessive.
- The development would cause issues relating to drainage, noise and parking.
- The proposal will result in the privacy of neighbouring residents being affected.
- The development would reduce the levels of light in which the adjacent properties along Mynachdy Road would receive.
- The development would lead to chaos on the local roads.
- The site should be used for a new train station as part of the Metro

7.4 Amended plans for the proposed scheme were received. These were advertised by way of site notice (x5), as well as neighbour and objector notification. Local ward members (Gabalfa and Llandaff North) and Julie Morgan AM were also consulted on the revised plans.

7.5 One letter of public objection has been received from the resident of No. 95 Mynachdy Road in response to the revised plans. This re-iterated the earlier comments of the Gabalfa ward members, raising concerns over the following;

- The type, scale and density of the development proposed
- The impact the development would have on parking in the area
- The potential impact of the development on road safety in the area.
- The future outlook for residents of the development
- The impact which the development would have on drainage and sewers in the area.

7.6 Letters of objection have been received from Anna McMorris MP/AS for Cardiff North and Julie Morgan AM for Cardiff North. These have been included below in full.

7.7 Anna McMorris MP/AS for Cardiff North objects to the application, as amended, on the following grounds;

As you may be aware, on Friday 5th October, I held a public meeting in Cathays High School along with my colleague and Assembly Member for Cardiff North, Julie Morgan, where residents of Mynachdy Road and of neighbouring areas, as well as elected representatives were able to voice their concerns on the development. Similarly, on the 23rd November, a public meeting was held to discuss the Mynachdy Welfare Institute and the proposed development. I have been waiting to hear my constituents' views at both public meetings, prior to me submitting my representations on this application I am sure you will be aware of the increasing concern among my constituents on the Mynachdy estate in both Gabalfa and Llandaff North wards regarding the proposal and the developer's plans to erect five blocks of student accommodation on the estate, comprising 361 bedrooms. This is the third planning application for the redevelopment of the former coal yard in 10 years. The previous application of 249 student units approved in 2012, was met with anger and hostility of residents who felt alienated in their own community. The incremental increase in units in the plans has inevitably exacerbated this, hence the unanimous opposition to the development which has been expressed at both meetings and echoed on the doorstep.

Further to these meetings and discussions, I would therefore like to state my clear objection for this proposed development on the following grounds and I would be very grateful if you will ensure these representations are put before the Planning and Development Committee on the 13th December.

I maintain the view that building student accommodation on the old coal yard, is not only a gross over-development of the site with regards to the increase from the 249 flat to 361, but is also completely out of keeping with the residential nature of Mynachdy; A quiet traditional family dwelling neighbourhood. The presence of additional student homes will inevitably permanently distort the traditional family oriented neighbourhood, deemed incompatible with student lifestyle.

At the meetings, many of my constituents raised concerns regarding the impact on the neighbourhood and its residents in terms of privacy and proximity of the buildings, pedestrian and vehicular traffic, noise pollution, anti-social activities and parking.

The issue of privacy and proximity of the buildings to the other residents' homes was raised at the meeting on the 23rd November, at which, [a representative] from Student Living was present. The buildings overlook the neighbouring gardens which in turn reduces the residents' privacy in their own homes. The development will inevitably be overbearing and out of character with the existing buildings and streetscape.

The development will undoubtedly see an increase in both vehicular and pedestrian traffic in the area, exacerbated by the increase in the number of flats from 249 to 361. My constituents are very concerned that during peak times when students are moving in and out and families are visiting, the increase in traffic in this highly residential area will be extremely problematic.

This ties in to the increasing concerns regarding parking in the area as a result of the narrow streets. There is frequent parking on the pavements of Mynachdy and parking pressures will be intensified should the development go ahead. It is my understanding that students will be prohibited from car ownership, which will be embedded in their tenancy agreement. However, the proposed 'parking covenant' to deter students having cars has proven to be ineffective and virtually unenforceable elsewhere. Residents of Mynachdy living on the Llandaff North side are concerned that students will be tempted to park their cars on that part of the estate, feeling it is sufficiently far away from the site to evade detection.

At the meeting on the 23rd, Student Living was unable to provide clarification as to how the prohibition of parking will be enforced. I share the concerns of my constituents that this may be unfairly left to Cardiff Council to implement, whom are already under significant pressure.

Many concerns have been raised regarding the noise and anti-social activities in the existing accommodation in the area such as Talybont. My constituents tell me the anti-social behaviour they experience on a regular basis as a result of students returning home late at early hours of the morning and making excessive noise will inevitably be exacerbated by the development of another student building. The nature of short term tenancies and turnover mean these issues of anti-social behaviour often re-occur each year and enforcement actions are less effective. My constituents were not appeased by the [representative from Student Living's] promises that the building would be branded as a "quiet place aimed at study", as the issues that arise in the student life-style are simply not conducive to a quiet family life.

I would like to make clear that we are by no means against students. However, it is essential that any developments for student accommodation are right for the area in which they are located. It is very difficult to agree that student accommodation is much needed for the area when dozens of schemes for student accommodation are in the pipeline for the city centre. These will not only

be in the heart of the city, but close to the University and social hubs and therefore students will be adequately and conveniently housed, without the success of this particular application.

In terms of the logistics of the application's plans, concerns have been raised that the content in the plans for the previous application 15/03030/MJR appears to have been transferred to the new plans, despite a difference in the ground/road plan as well as the obvious significant increase in the number of flats. This has resulted in the plan being logistically confusing and unsatisfactory.

There seems to be some clear logistical issues surrounding the junction design of Radyr Place. It is my understanding that there is no current road access from Radyr Place to the coal yard, but only to the car park of the Mynachdy Institute. The current application 17 /01963/MJR does not provide a plan for the junction onto Radyr Place and still talks of the application as having 249 flats and a 3 bedroom warden's house, as per the old plan. The new plan does not have the same ground/road plan as the old plan, as it covers the Institute site, which is land leased from the City Council and does not include the warden's house. Therefore, the new plan takes no notice of the changed position of the Institute or the absence of a warden's house. A new plan should be established, which is reflective of the new proposals in its entirety and not simply transferring elements of a previously approved but in some instances, outdated plan.

In terms of the section 106 funds the developers are offering to improve the community hall in exchange for the additional units; residents have made it very clear that they would not accept this offer and the negative aspects inherently tied to the student development in this area. Residents were categorically clear that the members of the committee who purported to speak for the Mynachdy Welfare Association were not legitimately representing the residents of Mynachdy and did not have the authority to surrender the lease of the site to the developers for this development.

It is therefore essential that any section 106 money allocated for the regeneration of community facilities must take into consideration the needs of the community as they see it and not how the collaboration between the developer's and the Mynachdy Welfare Association have illegitimately decided.

All of these issues have been raised with the developer on a number of occasions over the last few months. Whilst the minor changes to the plans to address some of the issues raised, such as a change in window angles and inability to open bedroom windows, are welcome, it is overwhelmingly felt that affordable housing or residencies for the elderly would be much more appropriate.

To conclude, I would echo the sentiments of my constituents that this proposed development is not in keeping with the residential area of Mynachdy and will adversely affect the residents residing within close proximity to the buildings in a number of ways, as outlined above. I sincerely hope that due consideration is given to the concerns raised on behalf of my constituents and that they are taken into account when the Committee makes its decision on the proposal. In all

circumstances, it is felt that the Committee's deliberations would significantly benefit from a site visit and I therefore urge the Committee to undertake such a visit.

I appreciate that it may be too late to include my representations in the Officers' report to Members, however I would be most grateful if a copy of this letter could be annexed to the Late Representations schedule and circulated to each of the Members.

- 7.8 Julie Morgan AM for Cardiff North objects to the application, as amended, on the following grounds;

I have not been able to submit representations on this application sooner as I wanted to hear what my constituents had to say at both public meetings convened to discuss the plans on 6th October at Cathays High School and 23rd November at Mynachdy Institute. Residents have asked me to urge the Committee to arrange a site visit preliminary to consideration of the merits of the application and I gladly do this for the reasons I go into later.

This is the third planning application for the redevelopment of the former coal yard behind Mynachdy Road to reach the Planning & Development Committee in 10 years. The first scheme - the erection of 5 houses and 65 flats approved in 2006 - was less controversial and more acceptable to the local community but the second - 249 student dwellings together with a 3 bedroom warden house approved in 2012 - met huge hostility, and when approved resulted in anger and alienation among the Mynachdy residents, who were left feeling helpless in their efforts to protect their community.

Now, in the incremental way that developers work, it is proposed that the number of student dwellings should be raised to 350 1 and the warden's house - included in 2012 to maintain and enforce standards of behaviour - is to be dispensed with. The Mynachdy community on the south side of Western Avenue forms the GA polling district. When one considers that there are just over 775 electors in this polling district from approximately 300 dwellings, it is clear that such an increase from one social group of a particular age group and lifestyle is disproportionate and will inevitably result in an unbalanced community. Members will want to ask themselves whether the presence of another 100 student homes is acceptable in a quiet traditional family oriented neighbourhood.

The issue of resulting imbalance in the community mix is not the only objectionable aspect to this application. It is the impact of this imbalance. That which is now a quiet neighbourhood of traditional family dwellings, albeit separated by the building of Western Avenue 50 years ago, will be permanently changed in character. The proposal is a gross over-development of this strip of land. The proposed development will be overbearing and out of character with the existing buildings and the neighbourhood streetscape. Vehicular and pedestrian traffic with associated noise will inevitably increase (especially in late hours when students are returning to their residences). The lane to the site over which Network Rail has reserved access to the railway line will without doubt be used as a shortcut by the students out of the appointed 0800 – 1900 opening

hours whatever obstacles are erected.

Parking is already an issue in this area because the streets off Mynachdy Road are narrow. There is frequent parking on the pavements in Mynachdy Road. If the development goes ahead with an extra 101 units this will be unacceptably intensified. I seriously question the enforceability of the "no car agreement" as a panacea for preventing students adding serious pressure to local parking. Residents of Mynachdy living across the bridge on the north side (in Llandaff North ward) are particularly concerned that students will be tempted to park their cars on that part of the estate, feeling it is sufficiently away from the development site to evade detection. With the increased footfall of over 100 more residents living in the neighbourhood but owing no allegiance to it, additional litter problems are also inevitable.

At the public meeting on 23rd November the developer's agent waved away residents' concerns. "I can start work on building 249 bedrooms tomorrow" he said. It is obviously true that there is a planning consent in place but the limit of 249 bedrooms was put on it for a purpose. This was considered to be the maximum the neighbourhood could tolerate by way of impact. The existence of a 249 consent is not a precedent for 350. If it was we might as well forget about numbers in planning consents. There is a huge difference in allowing a development with 350 homes with that of 249. It is the difference between kind and degree. I submit that the Committee is fully entitled to conclude that 350 student residences on this site is a step too far for the neighbourhood to cope with without in anyway contradicting the current consent.

It is for the above reasons I urge the Committee to undertake a preliminary site visit so that they can gain a full insight into the impact this proposed development will have on the local community and the unsuitability of the addition of 100 student homes.

I have to emphasise that we are not against students - this is just not the right place for so many students, 100 more than was thought reasonable 5 years ago. For the sake of completeness I should make clear that I reject the implicit suggestion of the developer's agents that this development is essential for "much needed student accommodation". Recent reports show the market for student accommodation is dropping. Moreover earlier this year the Western Mail reported that dozens of schemes comprising thousands of new beds are in the pipeline for the city centre, e.g. 650 units on the former Cardiff Royal Infirmary site. That is where students want to be; where they have convenient access to their places of study and the heart of the city. Students will be adequately housed without this application being granted.

I turn now to the road layout. The plan included in the Transport Statement dated October 2017 is one apparently drawn up 2 years ago for the Reserved Matters application in respect of the 249 project. This shows the warden's house which was, of course, then carefully positioned to supervise and control vehicular access to the site. But now the warden's house has been dispensed with. In the current context this plan is therefore confusing and is quite unsatisfactory. The LPA should call for a new plan reflecting the new proposals for the site and not

allow the developer to piggy-back on a previous approved plan which is no longer analogous. It is also to be noted that in its Transport Statement dated October 2017 the developer refers to the removal of access rights for the existing community centre on to Radyr Place being undertaken by the local authority under the Highways Act 1990. There is, of course, no Highways Act 1990. Perhaps the developer means the Highways Act 1980 or the Town & Country Planning Act 1990.

It is plain that the developer has not done its homework properly on vehicular access. Proposed removal of access rights to the existing community centre land is a very serious matter and residents are entitled to know exactly what powers the developer is intending to ask the local authority to exercise if the Local Planning Authority was minded to accede to the 350 dwelling proposal.

I now turn to s. 106. Essentially, what the developer is offering here is a community hall in exchange for 101 extra student bedrooms - or rather the income that 101 extra bedrooms will generate indefinitely. At both public meetings of residents I attended on 6th October and the other on 23rd November, this offer was firmly rejected. Residents were emphatic that the persons who purported to speak for the Mynachdy Welfare Association were lacking any legitimacy to represent the local community. There was overwhelming support for the view that the bribe of a community hall could not begin to outweigh the adverse impact of this proposed development.

In passing I must say that I appreciate and value the work which has been done in the community by the Boxing Club and I must put on record that in the past when they became homeless I worked hard to find them an alternative. This much was acknowledged by their leaders in the public meeting on 23rd November. However, I have to insist that any community facility in lieu of an s. 106 payment must be formulated by local residents based on their needs as perceived by them and not foisted on them by a developer in collaboration with persons who no longer have any legal status in the Mynachdy Welfare Association.

Finally, I would draw attention to the fact that at paragraph 27 of the planning application form a Certificate B is not shown as having been served on the Mynachdy Welfare Association trustees who own a lease of the Mynachdy Institute land which has a further S 1 years to run. This planning application relates to the land leased and notice should have been given by the applicant. In my view this is an important procedural irregularity which does not appear to have been since remedied.

Notwithstanding the changes outlined in the letter of 27th October 2017 from the developer's agent to the Local Planning Authority I remain completely opposed to this planning application and I urge the Planning & Development Committee to refuse consent. If it is too late to include my representations in the Officers' report to Members I would be most grateful if a copy of this letter could be annexed to the Late Representations schedule and circulated to each of the Members.

7.9 A letter of rebuttal has been received from the applicant's agent in response the

letter received from Julie Morgan AM. This can be found on the application file.

7.10 The Chairman of the St Joseph's Amateur Boxing Club advocates the proposed development and has submitted a petition of 67 signatures in support of the proposal on the behalf of the members/attendees of the St Joseph's Boxing Club. The petition supports the application proposal on the following grounds;

- The planning application offers a progressive solution to a financial issue which faces both our club and the Mynachdy Institute. Closure is a real risk faced by our club and without adequate facilities we fear our presence in the community will be lost forever.
- For our current members closure will bring significant personal consequences and to lose the positive social influence which the club brings would be a sad state of affairs.
- It seems a shame that this brilliant opportunity could be lost on the basis of misguided views expressed to date.
- The student accommodation will bring regeneration to the area and also potential revenue which will help with the long term sustainability of the club and institute.

7.11 Any further comments received will be reported to Committee.

8. ANALYSIS

8.1 The letter of representation received from Julie Morgan AM, dated 4th December 2017, brought to the LPA's attention that notice had not been served on the Mynachdy Institute under Certificate B of the application form. Notice was subsequently served on the Mynachdy Institute on 7th December 2017.

8.2 Full planning permission is sought for the erection of 5 blocks of student accommodation, comprising 350 self-contained studio apartments, associated external hard and soft landscaped areas, roads, parking, cycle infrastructure and waste management facilities. The 5 blocks (A-E) would be organised in a linear arrangement along site with a central area of shared amenity space provided between blocks B and C. A new Community Centre building and Boxing Club will also be constructed adjacent to the entrance to the site.

8.3 The key issues for consideration in the determination of this application are set out below:

8.4 Environmental Impact Assessment

The proposed works are not considered Schedule 2 development for the purposes of assessment under the Environmental Impact Assessment regulations and are not considered likely to have such significant environmental effects as to warrant the submission of an Environmental Statement to allow the Local Planning Authority to assess the environmental impact of the development / determine the application.

8.5 **Background - Extant Planning Permission**

Outline planning permission, Ref: 11/00863/DCI and Reserved Matters application, ref: 15/03030/MJR, were previously approved for the construction of a 249 bedroom student accommodation development on this site. This was arranged over 6 separate blocks of accommodation with each block being predominantly 3 stories in height. The re-development of the site was not however viable with the number of units approved or configuration of the blocks, these being single aspect to avoid creating potential overlooking issues. Additionally, it was also discovered that two easements run through the application site, which would have inhibited the construction of one of the previous blocks.

This subsequent planning application seeks permission for the redevelopment of the site to provide 350 student bedrooms/studios within 5 blocks of dual aspect accommodation. The footprint of the 5 blocks proposed would be similar to that of the previously approved scheme, though greater spacing would be realised between the blocks given the omission of the sixth block.

8.6 **Land Use**

The principle of the redevelopment of this site for purpose-built student accommodation has previously been established through the grant of outline planning permission in December 2012, and the subsequent grant of Reserved Matters approval in March 2016. The extant permission is for the provision of 249 student beds. The current proposal therefore differs from the extant permission in that an additional 101 bedrooms are proposed.

In addition to the above, planning permission is also sought for the construction of a new purpose-built Community Centre and Boxing Club building in place of the existing, Mynachdy Institute building on the site. The provision of a replacement Community Centre and additional Boxing Club facility would raise no land use policy concerns. Subject to a condition controlling the use of the small kitchen/coffee shop proposed within the Community Centre building from the sale of hot food for consumption off of the premises, this small unit is considered acceptable.

8.7 **Design**

Layout, Form and Character

It is acknowledged that the blocks of student accommodation proposed would differ in terms of their layout, scale and form from that of the traditional two storey semi-detached properties which characterises the Mynachdy area. However, given that planning permission was previously approved for a student accommodation scheme on this site of similar layout, scale and form to that currently proposed, the principle of such development has been previously established. It is also acknowledged that the layout of the scheme provides sufficient separation distance from adjacent residential properties and provides meaningful amenity spaces within the site. For the above reasons, the proposal

is considered acceptable on the basis of the layout, form and character of the proposed scheme.

Scale and Massing

Each of the 5 blocks of student accommodation proposed would be three storeys in height with a maximum height of 9m. The height of the proposed buildings would therefore be consistent with that of the previously approved student accommodation scheme on this site. There is therefore no objection to the height of the buildings proposed.

Five blocks of accommodation are proposed on site within this application, one less than the previously approved scheme. These 5 blocks are of a broadly consistent length to those previously approved on site, as is demonstrated in Drawing Ref: L(00)030 Rev A (Building Footprint Comparison). The loss of the sixth block from the previously approved scheme has however enabled the remaining five blocks to be better spaced within the site thereby creating a more open and spacious feel to the development. This is considered favourable.

Taking the above into consideration, it is considered that the scale and massing of the proposed buildings would be largely consistent with those previously approved on site and therefore acceptable. The improved spacing of the buildings relative to the previously approved scheme would create a more open feel which would represent an improvement.

Siting

With the exception of part of Block A, Drawing Ref: L(00)030 Rev A (Building Footprint Comparison), demonstrates that each of the proposed blocks would be broadly consistently located relative to that of the previously approved scheme on the site. The layout of the blocks is therefore considered to be acceptably sited relative to the neighbouring properties. As the siting of the proposed blocks would be broadly consistent with that previously approved and the height of the blocks consistent with that previously approved, the development would not be considered to have an overbearing impact upon the neighbouring properties along Mynachdy Road, or any greater impact than that created by the previously approved scheme.

Density

At 350 student bedrooms, the application scheme proposes 101 more bedrooms than that of the previously approved scheme on the site. However, the number of blocks of accommodation has been decreased from the previous scheme from 6 to 5, whilst the footprint of the buildings remains broadly consistent. The increased density of development has therefore been realised through a more efficient use of the application site. The proposed scheme meets the Councils standards in terms of privacy distances and general amenity considerations and the siting and scale of the blocks proposed would not be considered to result in an overbearing form upon neighbouring properties.

Whilst the number of units proposed would therefore be increased from that previously approved, given the acceptable design of the scheme in terms of siting, scale, massing and amenity considerations, it is not considered that the

increased density of development would result in the site being unacceptably over intensified.

Whilst this 350 bedroom scheme would bring about a significant increase in the population within the Mynachdy area, this is not considered sufficient justification to warrant refusal of the application. The site is located within an urban environment, is well served by public transport and has good connections to various goods and services. It is therefore considered that the application site and wider area could acceptably accommodate a scheme of the density proposed.

Outlook

Whilst the proposed development would clearly have some visual impact on the rear outlook from the adjoining dwellings, the impact would be no greater than that of the previously approved scheme on the site. The development would not therefore be considered to be so great as to appear overbearing or to reduce the living conditions of occupiers below that which might reasonably be expected in such a location, taking into consideration: the layout, the proposed building heights, the separation distances involved, the indicative boundary treatments and recommended conditions, including those requiring details of the proposed acoustic barrier and means of enclosure to be submitted and implemented.

Privacy

Given the separation distances involved and the proposed use of the angled windows within the elevations of the proposed buildings facing the Mynachdy Road properties, the proposal is considered acceptable with regards to the impact on the living conditions of neighbouring residential properties. With the exception of the windows in Block E all of the habitable room windows in the student block would be located in excess of the 10.5m minimum distance from the boundary with the Mynachdy Road properties, whilst the angled arrangement of the windows would eliminate any direct views to significantly greater distances.

The habitable room windows in Block E would be located 10.5m to the boundary with the Mynachdy Road properties when measured diagonally from the centre of the angled windows. As such, whilst these windows would technically fall within 10.5m of the boundary, given the acute angles involved, unacceptable levels of overlooking would not be achievable from these windows over the Mynachdy Road properties. It should also be noted that the gardens of the properties adjacent to Block 5 are all approximately 30metres+ long and that tree planting is proposed along the boundary of the site here to provide an increased buffer.

Taking the above into consideration, it is considered that the proposed development would not result in the unacceptable overlooking of, or therefore loss of privacy of, the neighbouring dwellings or their associated gardens.

Whilst the western elevations of the student blocks would be located adjacent to the railway line, it is not considered that the development would create any more

potential issue of overlooking between rail passengers and the proposed student rooms than that of the previously approved scheme on the site.

Overshadowing

It is not considered that the proposed development would reduce daylight to the adjacent properties given the separation distances involved. While no shadow cast analysis has been provided detailing any potential overshadowing impact upon the adjacent properties along Mynachdy Road, given the positioning of the proposed buildings relative to those previously approved on the application site under planning application 11/00863/DCI, for which a sun/shadow analysis was submitted, this coupled with the height of the proposed buildings matching that of the previously approved scheme, it is not considered that the current proposal would have an unacceptable impact upon the neighbouring properties beyond that previously approved.

Impact on the living conditions of future residents

The impact on the living conditions of future occupants is considered acceptable, taking into consideration the useable amenity space which would be provided within the site, particularly within the central space, the outlook which each room would have, the proposed provision of shared communal study and social areas within each of the blocks, the provision for cycle parking and refuse storage, and the recommended conditions, notably those relating to the control of road traffic noise, railway noise, railway vibration, sound insulation and plant noise.

The separation distance between the 5 blocks of student accommodation and the adjacent railway line would be broadly consistent with that of the previously approved scheme on site. Taking this into consideration and given the speed at which the majority of trains passing the site would be travelling at, it would be difficult to sustain an objection to the proposal on the basis of the privacy of the future occupiers of the site or on the basis of the noise of trains on the resident of the blocks.

Materials and Detailing

The student accommodation blocks would be finished in terracotta brickwork, polyester powder coated Aluminium roof flashing, grey UPVC windows, doors and curtain walling and teal and grey Rockpanel cladding panels.

A number of digitally printed images representing local historic events would be incorporated into the cladding on the north-west corner of each building. This would help individualise and differentiate each building whilst adding interest. The artwork images will be controlled by way of condition. The proposed introduction of floor to ceiling windows, along with angled cladding panels positioned next to the windows on the north, south and west elevations of the buildings are welcomed in adding greater interest and richness to these elevations of the buildings. The finishing materials and detailing of the buildings proposed are therefore considered acceptable.

The submitted elevations and illustrations demonstrate that the accommodation building proposed would have an enriched level of interest relative to those previously approved on the site.

8.8 Transportation

The Operational Manager Transportation has considered the amended plans and Transport Statement (TS) and raises no objection to the proposal subject to conditions and legal agreements.

Capacity

The TS predicts that the student accommodation element of the proposed development would generate a low number of vehicle trips per day based on the number of parking spaces proposed on the site and assuming 4 vehicular movement per day, per space. On this basis, the number of vehicular movements generated would be consistent with that of the previously approved 249 student bed scheme on the site and significantly lower than the approved scheme for 70 dwellings (06/00739/W). It is therefore considered that the local highway has sufficient capacity to accommodate the additional traffic generated.

16 car parking spaces, including 4 disabled spaces, would be provided for the community centre / Boxing Club building. The submitted Transport Statement indicated that the building would generate a maximum of 14 two-way trips within any one hour period (19:00 – 20:00 being the peak time) and 90 trips (arrivals and departures) spread throughout the day.

The TS concludes that that combined trip generation of the Community Centre and Student Accommodation could comfortably be accommodated within the local highway network and that the car parking provision proposed would also be sufficient. The transportation officer concurs with this view.

Highway Safety

An analysis of the personal injury road accident data for the area surrounding the application site has identified that only a single accident occurred over the most recent five year period (2012-2016). This accident happened at the junction of Mynachdy Road and Radyr Place and resulted in only a slight injury.

Wider off-site public realm/highway/cycleway works will be brought forward as part of the development proposal to facilitate the movement to and from the site to the local cycle network and public transport infrastructure will be required as part of the Section 106 Legal Agreement.

The proposed access arrangements are acceptable, subject to the required s278/s38 Agreement under the Highways Act 1980 and associated technical Approval process, S106 agreement and recommended conditions.

Modal Hierarchy

The principal site entrance is located within a reasonable 600-800 metre walking distance of shops, services and public transport facilities. The site is within 75m via steps (130m via a ramp) of a Bus Stop on Western Avenue and 400m of north and south bound bus routes on North Road. The site is also located within walking distance of Cardiff Metropolitan University Llandaff Campus and The University Hospital. Furthermore the site is located within a 5km, 25 minute cycle

catchment of Cardiff Metropolitan University and the Cardiff University. Taking the above into consideration, the application site is considered to be well located relative to goods, services, facilities and the City's Universities without the need to travel by private car.

The proposal would provide 273 long and short term cycle parking spaces, considerably more than the level required within the SPG. These would be located at various locations across the site to ensure maximum practicality. The cycle stands and stores would receive good levels of surveillance from the student bedrooms and communal rooms.

The comments of Councillors Taylor and Wood regarding a potential Metro stop being located on the application site are noted. However, consideration must only be given to those material planning considerations present at this time in the determination of this planning application. As such, whilst it is recognised that a new Metro could be delivered in the South Wales region in the future, including a potential stop in the Gabalfa area, there is no evidence or commitment at this point in time. As such, it would be unreasonable to refuse planning permission for, or condition any planning permission to ensure that such a facility would not be compromised in the future, given the lack of certainty on this matter.

The car parking provision associated with the student accommodation element of the development would be 20 spaces, all of which would be accessible and would be allocated by the site management company. This level exceeds the standards set out in the SPG for operational use, which suggests a minimum provision of 14 operational spaces (1 per 25 beds). In order to prevent students from bringing their cars and parking them on nearby roads, as part of their tenancy agreement, each student would be expected to sign a legal agreement restricting them from parking their car within a 1.5 mile radius of the application site.

The site would be managed facility using various mechanisms, through planning conditions, obligations and travel plans to implement and enforce this. The reservations raised by Councillors Taylor, Wood, Burke-Davies and Ali, together with Julie Morgan AM and Anna McMorrin MP regarding access and parking concerns are noted, however it would be difficult to sustain a refusal of the application on such grounds given that:

- The on-site car parking provision satisfies the minimum requirement for operational parking set out in the approved SPG (1 space per 25 beds = 14 spaces). The SPG doesn't state a maximum provision and Transportation has not objected to the level of parking provision;
- The limited car parking provision accords with national policy and the Council's sustainable transport agenda in encouraging alternative more sustainable modes over that of the car;
- The incentive or need for students to have cars would be limited by the availability of 273 cycle parking spaces
- The accessibility of the site to bus stops and services, the location of the site within 600-800m walking distance of a range of facilities. These factors, together with the requirement for a Travel / Management Plan to further

promote travel by sustainable modes and reduce the demand for travel by private car, would reduce the need to bring a vehicle to the site and surrounding area in the first place;

- A 1.5 mile no park rule is proposed in the Transport Statement, this initiative is not a specific requirement of the s106 and it is not required or relied upon to render the scheme acceptable. (Measures other than a '1.5 mile rule' could be proposed in the Travel / Management Plan)

A travel travel/parking/traffic/resident/letting management plan, to include, but not be limited to, the promotion of walking, cycling, public transport and other alternatives to the ownership and use of the private car; the management of student drop-off and collection/traffic at the start and end of term; the control of vehicular access to the site and the exclusion, and control of student resident car parking within the site and surrounding area, will be required by way of s106 agreement / condition.

A contribution of £71,448 has been agreed as part of the s106 towards highways / transportation in the area, an increase of £13,000 of the previously approved scheme on the site. This additional money which will go towards the implementation of parking restrictions and speed control measures in the area.

The principal access into the site from Radyr Place has been considered by the Operational Manager Transportation and is considered acceptable subject to a condition controlling its detailed design.

8.9 **Pollution Control** **Noise and Air**

It is acknowledged that there is potential for noise at audible levels to be generated by students both on site, and when leaving and returning to the development by various modes, particularly late at night, causing disturbance to nearby occupiers. It is however also noted that Mynachdy Road is a residential street with attendant background noise levels given the proximity of busy roads and railway lines etc.

It is therefore, on balance, considered that it would be difficult to sustain a refusal on the grounds of potential noise generation by students residing on the site when taking the following factors into consideration;

- Planning permission was previously consented for both a 249 student bedroom scheme on the site and an earlier scheme for 70 dwellings,
- The separation distances involved between the buildings and nearby residential properties.
- The linear arrangement of the proposed blocks and consequent spreading out of students across the site,
- The proposed provision of 2.4m high acoustic barrier proposed along the boundary of the site with the railway line and Mynachdy Road properties.
- The extensive tree planting proposed along the shared boundary

- The fact that the development would be a 'managed' development with a resident warden (who would be an available contact point for complaints in the event of problems arising),
- the proposed provision of a 'drop down area' before the barrier as a picking up/dropping off area for taxis and other visitors (negating the need for taxis arriving late at night to stop along Mynachdy Rd),
- The recommended preparation and implementation of a Travel / Management Plan, the time-restricted access between 103 and 105 Mynachdy Road,

It is also acknowledged that no technical objection has been received from the Noise and Air Team, Pollution Control to the application proposal. In considering the issue of noise and anti-social behaviour, a Planning Inspector has also made the point that he is not entitled to assume that students would behave in a disorderly or boisterous fashion when arriving at or leaving the premises, and this point also applies here.

No objection has been received to the proposed development from the Operational Manager – Drainage or Welsh Water regarding drainage in the area.

8.10 **Environment / Ecology** **Amenity Space**

An area of shared amenity space would be provided in the centre between blocks B and C. This space will be landscaped as part of the development in order to give the space a more intimate feel and to restrict the potential for large gatherings here. A couple of smaller landscaped areas would also be provided between Blocks D and E. The amenity space provision would subsequently be largely consistent with that previously proposed on site.

The shared amenity space provision proposed is considered acceptable for the nature of development proposed, especially when considered against other schemes in the City which have a zero amenity space provision.

A financial contribution of £191,285 is sought by the Operational Manager, Parks towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality as a result of the proposed development. However, given the additional cost associated with the proposed construction of the Community Centre, approximately £350,000, this would represent an overpayment of £156,016 beyond the equivalent financial contribution which would be sought for Community Facilities provision. Accordingly, a reduced figure of £35,269 would be sought towards Public Open Space in the vicinity of the application site in order to bring the financial contributions consistent with the figures generated by the SPG. This has been accepted by the Parks Officer in this instance. In the event that the community facility is not delivered on the site, it is acknowledged that the financial contribution would be allocated between the Parks and Regeneration Service Areas, consistent with the approved SPG.

Trees and Landscaping

Existing trees on site will be retained where possible with numerous new trees added throughout the site, particularly adjacent to the site entrance and along the boundary of the site with the properties along Mynachdy Road. The submitted landscaping scheme is considered acceptable subject to implementation in accordance with the approved scheme.

Ecology

Bats

Two bat droppings were found attached to the outside of Community Centre building, which the ecological consultants who conducted the survey have interpreted as evidence that a bat roost is present. The consultants therefore suggest that further surveys are needed to characterise more precisely the bat roost. This view is supported by the County Ecologist and NRW.

All bats and their roosts are protected by law, and In accordance with Regulation 9(3) of the Conservation of Habitats and Species Regulations 2010 (as amended), Cardiff Council has a duty to ensure that the strict protection afforded to European protected species, which includes bats, is in place during the exercise of its functions. Section 6.2.2 of TAN 5 advises that, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Planning permission should not be granted subject to a condition that protected species surveys are carried out and, in the event that protected species are found to be present, mitigation measures are submitted for approval.

The County Ecologist considered that an alternative would be to assume the presence of a roost and to require a replacement roost to be built into the design of the new Community Centre. Details of this roost provision would need to be provided in support of the application, but it should be possible to reasonably estimate the species and numbers of bats likely to be present, and to provide a new roost space accordingly. This approach would be acceptable in the view of the County Ecologist because the evidence for roosting bats is tenuous (two droppings on the outside of the building) and the bat roost potential of the building is described as 'moderate'. In taking this approach, an EPS licence would still be required and the applicant would still need to apply to NRW for this licence after planning consent is granted. The requisite surveys would still need to be carried out in order to inform this licence application, but these could be carried out in the appropriate season next year.

The applicants have subsequently incorporate a replacement roost provision, in the form of a Bat Box, into the design of the new Community Centre within the amended plans. The position of the box was subsequently amended to a more appropriate location at the request of the County Ecologist.

As such, subject to the provision of the Bat Box and planning condition

controlling the pre-demolition emergence / re-entry check prior to the existing buildings demolition, the approach taken to the protection of any Bats is considered acceptable. While Natural Resources Wales have raised concerns with regard to the proposed impact of the development on bat roost potential, given the limited evidence of bats being present in the community centre building and the resulting conclusions reached by the County Ecologist, it would be difficult to sustain an a refusal on this issue.

For confirmation, aside from the Community Centre for which a Bat Survey was undertaken, there are no other buildings located on the application site which would be demolished as part of the application proposal.

Reptiles

The County Ecologist considers that the submitted Reptile Survey Report is likely to have underestimated the number of Slow-worms that would need to be translocated and agrees with the statement in section 5.4 of the report that surrounding habitats, such as along the railway embankments, are not suitable to allow the Slow-worm population on the present site to be 'encouraged' to re-locate. He agrees with the recommendation in section 6.1 of the report that a Method Statement should be provided, which sets out the translocation methodology, details of the proposed receptor site and the long-term management of that site for the benefit of Slow-worms. This Method Statement will be required to be provided and implemented by condition.

As such, notwithstanding the concerns raised over the survey methodology, the County Ecologists view is that the Slow-worm population is still likely to be low or low/moderate, so it is not considered essential that the receptor site be identified prior to determination, in this particular instance.

8.11 Community Facilities

The former Mynachdy Centre, which would be demolished as part of the proposed scheme, is not listed or located within a conservation area.

The proposed Community Centre and Boxing Club building would measure 28m long by 10m wide and would be 7.2 in height at its maximum height. The height of this building would however be reduced to a height of 6.3 for its final (rear) 7m, in order to reduce the impact of its bulk on the adjoining residential properties, No's. 137 and 139 Mynachdy Road. The building would be located approximately 20m from the rear of these properties in a south-westerly direction.

Taking into consideration the scale of the proposed building, the separation distance it would have from No's. 137 and 139 Mynachdy Road and its orientation relative to these properties, the scale, massing and siting of the proposed Community Centre Building is, on balance, considered acceptable.

The building would be finished in red and grey Rockpanel cladding panels, terracotta brickwork and grey UPVC windows and doors. A number of digitally printed boxing related images would be routed into the cladding of the building. This will be controlled by way of condition. An externally mounted Beaumaris

Woodstone Bat Box would be added to the eastern elevation of the building. The design and finish of the proposed building is considered acceptable

16 car parking spaces, including 4 disable spaces, would be provided for the community centre / Boxing Club building. The submitted Transport Statement that the building would generate a maximum of 14 two-way trips within any one hour period (19:00 – 20:00 being the peak time) and therefore the local road infrastructure could easily cope with the additional traffic generated. The car parking provision proposed would also be sufficient to accommodate the level of demand.

The proposed introduction of a small coffee shop within the ground floor of the Community Centre, would potentially help contribute to the buildings long term upkeep. Given its small scale, its provision would not however be considered to unacceptably impact upon the amenity of local residents through increased noise generation or vehicular movements in the area. It is however considered reasonable for the use of this coffee shop to be restricted such that it could not be used for the sale of hot food for consumption off the premises. This would be controlled by way of condition.

The first floor of the building, forming the boxing club, would be occupied by St Joseph's Armature Boxing Club who would relocate from their existing premises in the former Viriama Jones School building in Mynachdy. The club offers training and education programmes together with gym equipment, boxing ring and changing rooms.

The provision of the Community Centre & Boxing Club building, car park and associated landscaping works would be constructed as part of the application proposal. This would form part of the S106 agreement. The applicants have submitted details of the anticipated cost associated with the construction of the proposed community facility and boxing club building. This document demonstrates that the estimated build cost for the building would be £704, 610, well above that which would be sought in terms of an in-lieu financial contribution. This document is available to view on the application file.

8.12 **Other matters not covered above**

Matters relating to land ownership, land rights, the constitution of Mynachdy Welfare Association (MWA) and the manner that MWA conducts its affairs are not material planning considerations.

The need for further student accommodation in Cardiff is not a material consideration in the determination of this planning application.

Welsh Water have raised no objection to the application on the basis of the drainage capacity of the area.

The proposed access to the site from Radyr Place, which would serve both the student accommodation and community centre & boxing club, is considered acceptable. The design of this junction would be controlled by way of condition. It

should also be noted that a new access road into the site has been previously established under the approved 249 student accommodation scheme on the site.

Whilst the proposed development does not contain a wardens house, which was a feature of the previously approved student accommodation scheme on the site, a warden's office would be located in Block A of the proposed development and therefore in close proximity to the main access to the site.

The potential impact of the proposed development on house prices in the local area is not a material consideration in the determination of this planning application.

There is no evidence to suggest that the proposed development would result in greater levels of litter being generated in the local area. Given existing problems of fly-tipping within the existing site, the development would therefore likely reduce such issues in the area.

There is no evidence to suggest that the proposed scheme would impact upon the community spirit in the area. This would not represent a material planning consideration in the determination of this application.

8.13 **Process**

A PAC report has been submitted alongside the planning application. The applicant publicised the proposed application by bilingual site notices in six locations surrounding the site for over the required period. Copies of proposed application were available online from 7th July 2017 until 9th August 2017. Seven public representations were submitted to the applicants planning agent in response to the PAC on the following grounds;

- The impact on parking in the area
- The restricted access to the site
- Concerns over the generation of noise
- Concerns over drainage
- The density of the proposed scheme
- Loss of privacy for neighbouring residents

Comments were also received from the Gablafa ward members Councillors Wood and Taylor who raised concerns over the proposed use of the site, the density of the development, road safety in the area, the impact on the privacy of neighbouring residents, the noise which would be generated as a result of the proposal, what security measures would be put in place, the impact on the local drainage infrastructure and the impact on local parking provision.

In addition to the PAC, a consultation event was held in the Mynachdy Institute / Community Centre building on 5th July 2017 where copies of the proposed drawings were on display and member of the applicant's design team on hand to answer any questions.

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 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.

10. **PLANNING OBLIGATIONS – SECTION 106**

- 10.1 The following planning obligations have been agreed with the applicant to mitigate any significant adverse impact of the proposed development as defined within LDP Policy KP7.

Community Facilities - The provision of the Community Centre & Boxing Club building, car park and associated landscaping works. The timing of the provision of the building would also be captured as part of the S106 agreement.

Highways and Transportation - £71,448 towards improving pedestrian & cycle safety / facilities at the access to the proposed site and in the area.

This would encompass, but not be limited to;

- Cycle improvements at the new junction of the site to link to the existing cycle facilities on the Western Avenue and into Mynachdy Road. The design and potential works could involve widening the existing footway/ reducing the width of existing traffic island, to install new speed tables with uncontrolled crossing facilities (pedestrian & cycle) to the north & south of the access, improve link to the existing cycleway on Western Avenue

- TROs and associated signing & lining could be required following a review (and implement any required scheme) the on-street parking in the abutting roads adjacent to the site (between the site and North Road). The implementation of parking restrictions &/or waiting restrictions could better protect residential roads from any additional parking demand.
- TROs and associated signing & lining could be required following a review (and implement any required scheme) for a potential 20 mph speed restriction in the abutting roads (between the site and North Road). The implementation of 20 mph could better protect pedestrians & cyclists using Mynachdy Road (and abutting roads) to access the proposed site.

Additionally :

- (a) a Travel / Management Plan shall be submitted to the Council which shall include, but not be limited to the following details:
 - i. proposals and targets and a timetable to limit or reduce the number of single occupancy car journeys to the site and to promote travel by sustainable modes;
 - ii. arrangements for the management of traffic/parking at the start and end of term;
 - iii. daily arrangements to be put in place to control the access and egress of pedestrians, cyclists and vehicular traffic;
 - iv. daily arrangements to be put in place for the exclusion and control of student resident car parking within the site and surrounding area;
 - v. details of CCTV monitoring arrangements within the site, including monitoring of the vicinity of both site entrances;
 - vi. details of wardening/ security presence within the site;
 - vii. details of site entrance information board displays providing 24hour contact details for local residents.
- (b) No building shall be occupied until the Travel / Management Plan has been approved in writing by the local planning authority.
- (c) The provisions of the Travel / Management Plan shall thereafter be fully adhered to, except for any modifications agreed to in writing by the local planning authority in the light of practical experience.
- (d) Reports demonstrating progress in promoting the sustainable transport measures in respect of i) shall be submitted annually to the Local Planning Authority, commencing from the first anniversary of beneficial occupation of the development. The arrangements in respect of ii), iii), iv), v) and vi) shall be subject to annual monitoring and review in light of experience in agreement with the Local Planning Authority.
- (e) Details of the junction between the proposed access road and the highway shall include the stopping up of the existing access to the Mynachdy Institute which shall be permanently closed off. The vehicular access to the sub-station shall be retained.

Public Open Space - £35,269 towards the provision of new open space, or the design, improvement and/or maintenance of existing open space in the locality.

In addition to the above, it is recommended that future occupancy during term time by students only is secured through any legal agreement.

The agent has confirmed that the above mentioned contributions and obligations are acceptable to the applicant.

CONCLUSION

- 10.2 The proposal will redevelop a brownfield site and provide a significant quantum of purpose-built student housing within a site which already benefits from planning permission for student accommodation.
- 10.3 The quality of the layout and design represents an enhancement on that of the previously approved scheme within a similar footprint and scale of development.
- 10.4 The additional provision of the Community Centre / Boxing club proposed would represent a highly positive addition to the area.
- 10.5 In light of the above, and having regard to adopted planning policy and guidance, it is recommended that planning permission be granted, subject to conditions and a Legal Agreement.

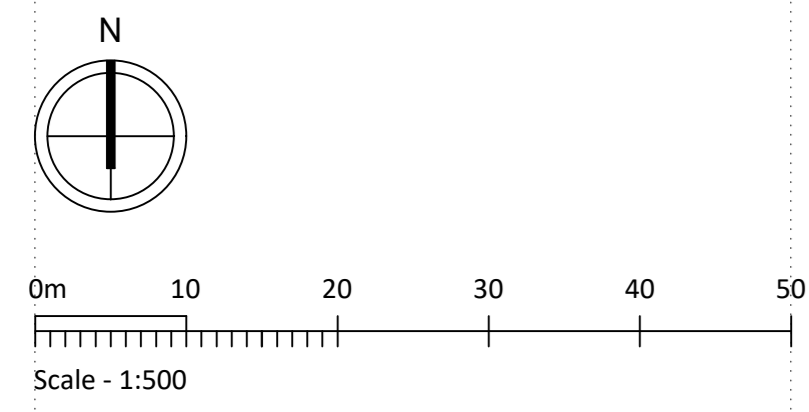
This drawing is to be read in conjunction with all other relevant technical information, including approvals, specifications and 3rd party information. Do not use this drawing for any other purpose than that for which it was prepared. All dimensions and levels to be checked on site and all discrepancies must be reported to the engineer or architect immediately. Responsibility cannot be accepted for alterations and/or deviations from this design without the prior acknowledgment of the design author. Any commercial decisions relating to this information must be made by the client. All dimensions and area variations resulting from the design development and construction process as well as the requirements of statutory authorities. This drawing is to be used only for the purposes indicated. The drawing is copyright and the property of Northmill Associates Ltd (NMA) and must not be reproduced without prior written agreement. Any mechanical, electrical, piping (MEP) or other services shown in this drawing are to be taken from the original design and, where it is not NMA's design, no credit for the design or MEP is sought in this drawing.



PLANNING NOTES:

1. Please read in conjunction with application drawings, documents and other supporting information.
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5. These proposals are subject to Secure by Design requirements.
6. External lighting subject to further detailed design.
7. Internal arrangements shown for illustrative purposes only.

*PLEASE REFER TO DRAWING
11504_LAN_01 FOR LANDSCAPE DETAILS



Rev	Description	By	CHK	Date

NORTHMILL ASSOCIATES

Project: Student Residential Development
Mynachdy Road
Cardiff


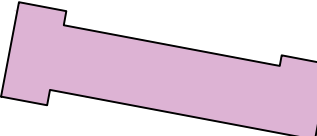
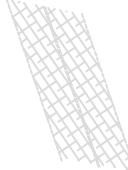
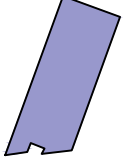
Client: Mederco (Cardiff Ltd.)

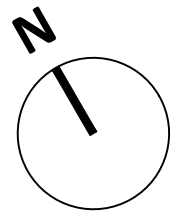
Drawing: Proposed Site Plan

Project No: 2387 Scale: @ A3 1:500 Date: 30/06/17
 Drawn: DW Checked: DB Status: PLANNING
 Drawing No: L(00)020 Revision: A

This drawing is to be read in conjunction with all other relevant technical information, statutory approvals, specifications and 3rd party information. Do not scale from this drawing. Use only dimensions provided. All dimensions and levels to be checked on site and all discrepancies must be reported to the drawings author immediately. Responsibility cannot be accepted for alteration and/or deviation from this design without the prior acknowledgement of the drawings author. Any commercial decisions relating to this information must make due allowance for dimensional and area variation resulting from the design development and construction processes as well as the requirements of statutory authorities. This drawing is to be used only for the purposes indicated. This drawing is copyright and the property of Northmill Associates Ltd (NMA) and must not be reproduced without prior written agreement. Any Intellectual Property Rights (IPR) relating to the design(s) described in this drawing belong to the originating designer and, where it is not NMA's design, no credit for the design or IPR is sought by this drawings author.

LEGEND

 Location of blocks from original planning approval (15/0303030/MJR)
 Proposed location of new student residential blocks
 Location of services intersecting the site with easement
 Location of new Community Centre / Boxing Club



Rev	Description	By	Chk	Date
A	Building Footprints amended following discussions with Local Planning Authority	DB	DW	25.10.17
Project No: 2367		Scale @ A3 1:1250		Date: 20.06.17
Drawn: DB		Checked: -		Status: PLANNING
Drawing No: L(00)030		Revision: A		



Project
STUDENT APARTMENTS - CARDIFF

Client
MERDERCO (CARDIFF) LTD

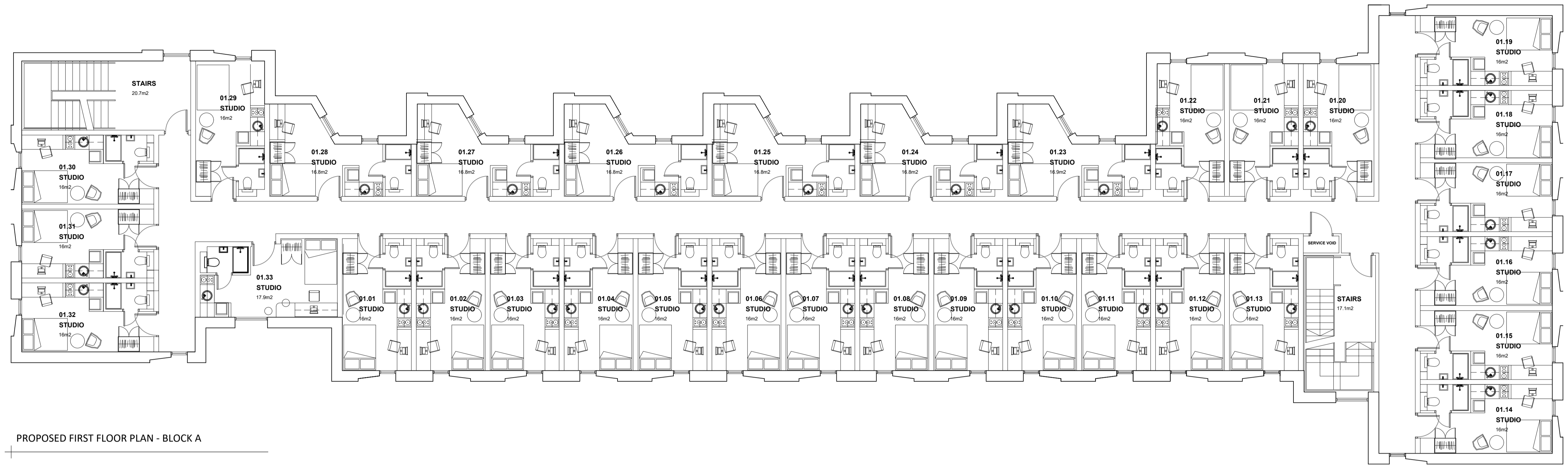
Drawing
BUILDING FOOTPRINT COMPARISON

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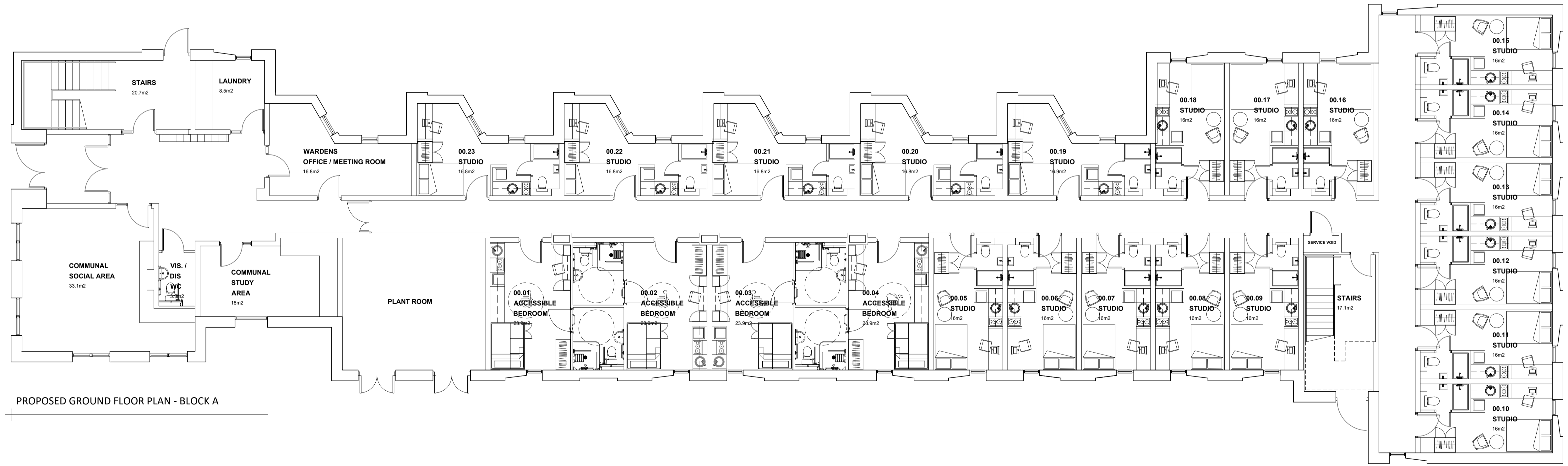


- PLANNING NOTES:**
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 2. Proposals are subject to Building Regulations Approval and their related conditions.
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 5. These proposals are subject to Secure by Design requirements.
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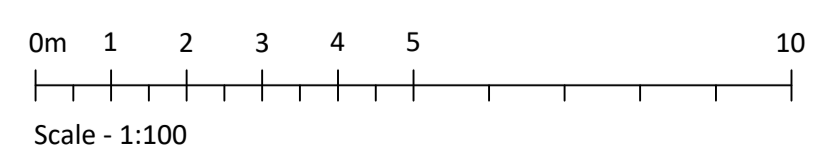
BLOCK A: UNITS
 Ground Floor - 23
 First Floor - 33
 Second Floor - 33
TOTAL UNITS - 89 UNITS



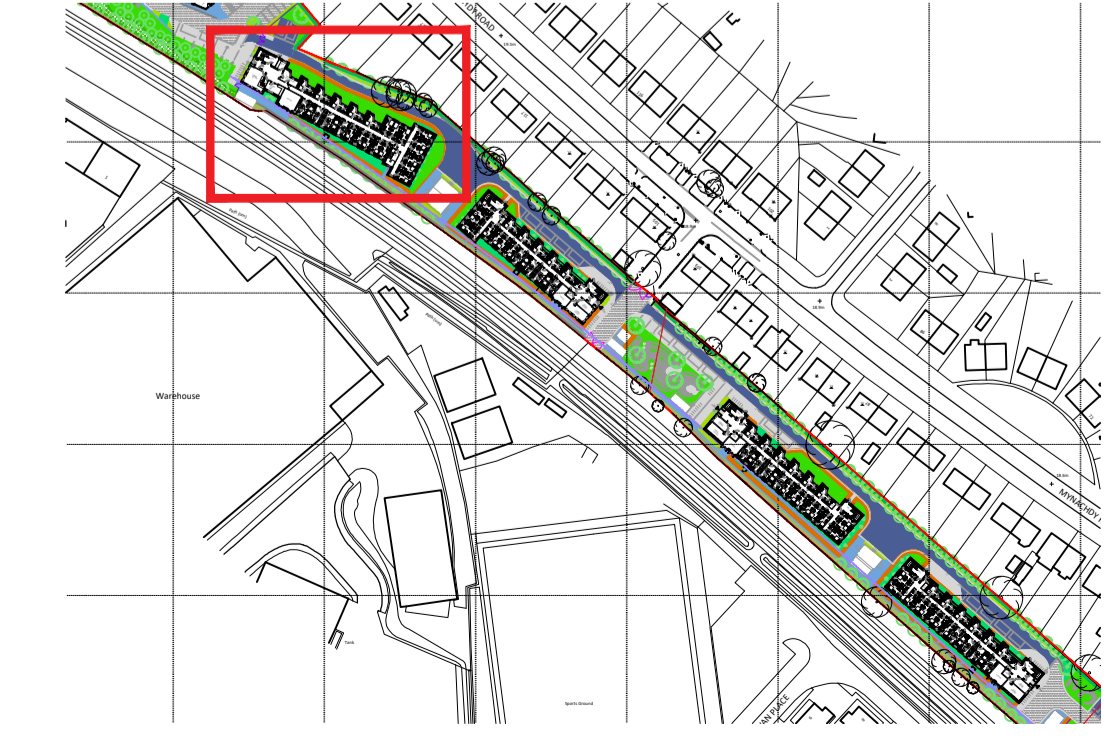
PROPOSED FIRST FLOOR PLAN - BLOCK A



PROPOSED GROUND FLOOR PLAN - BLOCK A



DEVELOPMENT PLAN - KEY (FOR INFORMATION ONLY)



Rev	Description	By	Chk	Date
A	Plan changes following discussion with Planners	HD	DMB	24/06/2017
P1	PLANNING ISSUE	HD	DMB	28/06/2017



Project
 Student Residential Development
 Mynachdy Road
 Cardiff

Client
 Mederco (Cardiff Ltd.)

Drawing
 Proposed Ground and First Floor Plans -
 Block A

Project No: 2367 Scale @ A1 1:100 Date: 28/06/2017
 Drawn: DW Checked: DMB Status: PLANNING
 Drawing No: L(01)500 Revision: A

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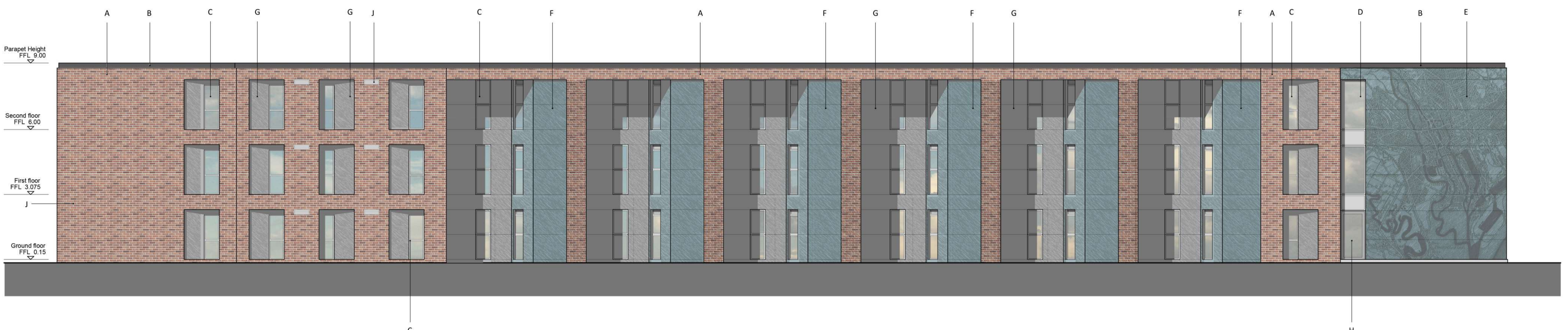


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 - These proposals are subject to Secure by Design requirements.
 - External lighting subject to further detailed design.
 - Internal arrangements shown for illustrative purposes only.

- PROPOSED MATERIALS**
- A Terracotta Brickwork
 - B Polyester Powder Coated Aluminium Roof Flashing
 - C UPVC Glazing - Colour: Dark Grey
 - D UPVC Curtain Walling (Colour: Dark Grey)
 - E Rockpanel Rockclad Cladding Panels with digital / routed image
(Feature Colour: Teal RAL 250 40 15)
 - F Rockpanel Rockclad Cladding Panels (Feature Colour: Teal RAL 250 40 15)
 - G Rockpanel Rockclad Cladding Panels (Colour: Grey RAL 7037)
 - H UPVC Doors (Colour: Dark Grey)
 - I Polyester Powder Coated Aluminium Framed Louvred Doors (Colour: Dark Grey)
 - J Polyester Powder Coated Aluminium louvres (Colour: Terracotta)



BLOCK A
ELEVATION 1 - SOUTH WEST ELEVATION



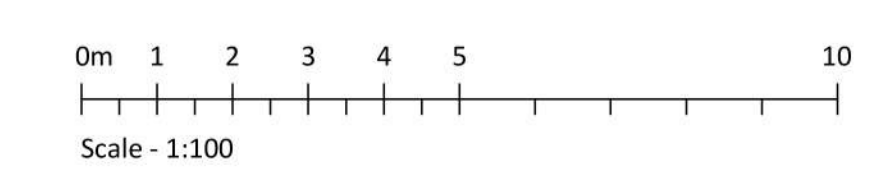
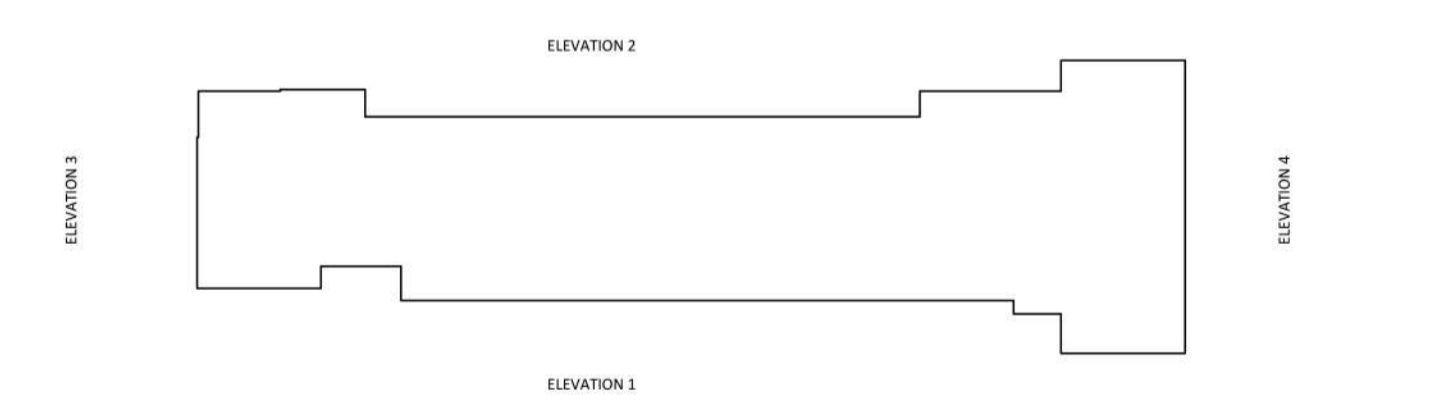
BLOCK A
ELEVATION 2 - NORTH-EAST ELEVATION



BLOCK A
ELEVATION 3 - NORTH-WEST ELEVATION



BLOCK A
ELEVATION 4 - SOUTH EAST EAST ELEVATION



Rev	Description	By	Chk	Date
A	Elevations updated following discussions with the Planners	DW	IG	28/02/2022



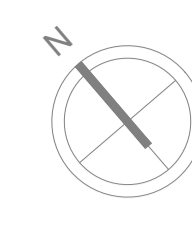
Project
Student Residential Development

Client
Mederco (Cardiff Ltd.)

Drawing
Proposed Elevations - Block A

Project No: 2367 **Scale:** @ A1 1:100 **Date:** 28/05/217
Drawn: DW **Checked:** DMB **Status:** PLANNING

Drawing No: L(02)500 **Revision:** A



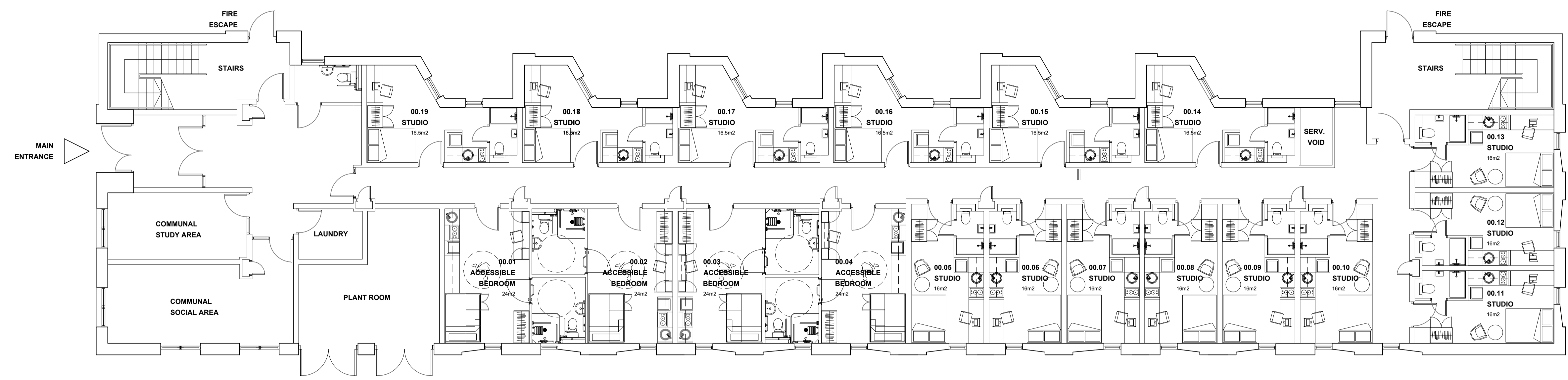
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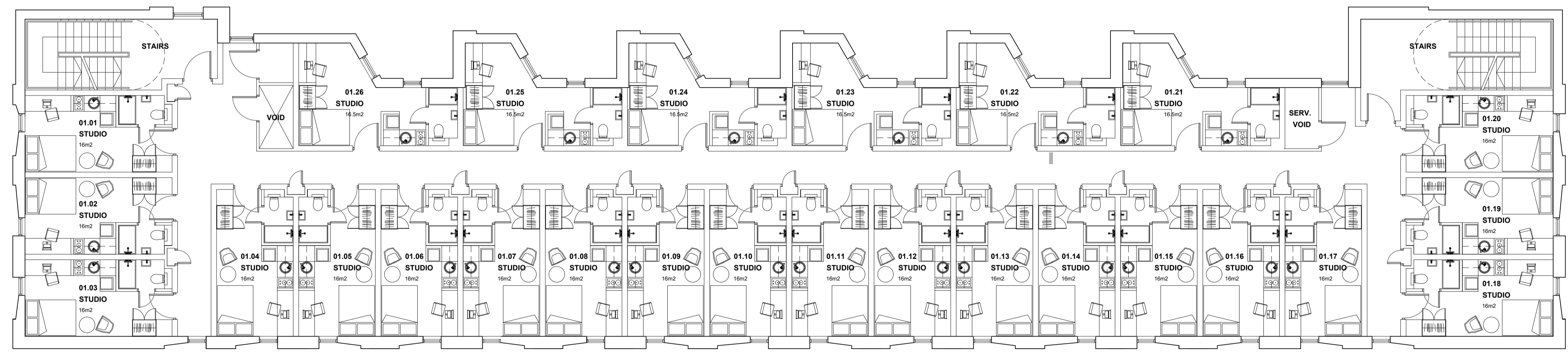
PLANNING NOTES:

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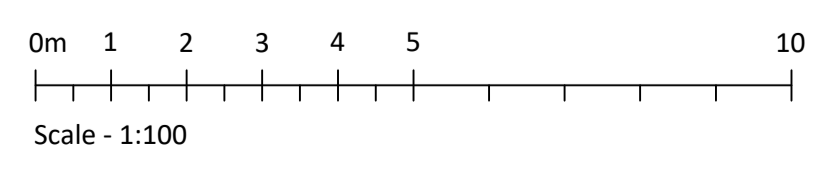
BLOCK C: UNITS
 Ground Floor - 19
 First Floor - 26
 Second Floor - 26
TOTAL UNITS - 71 UNITS



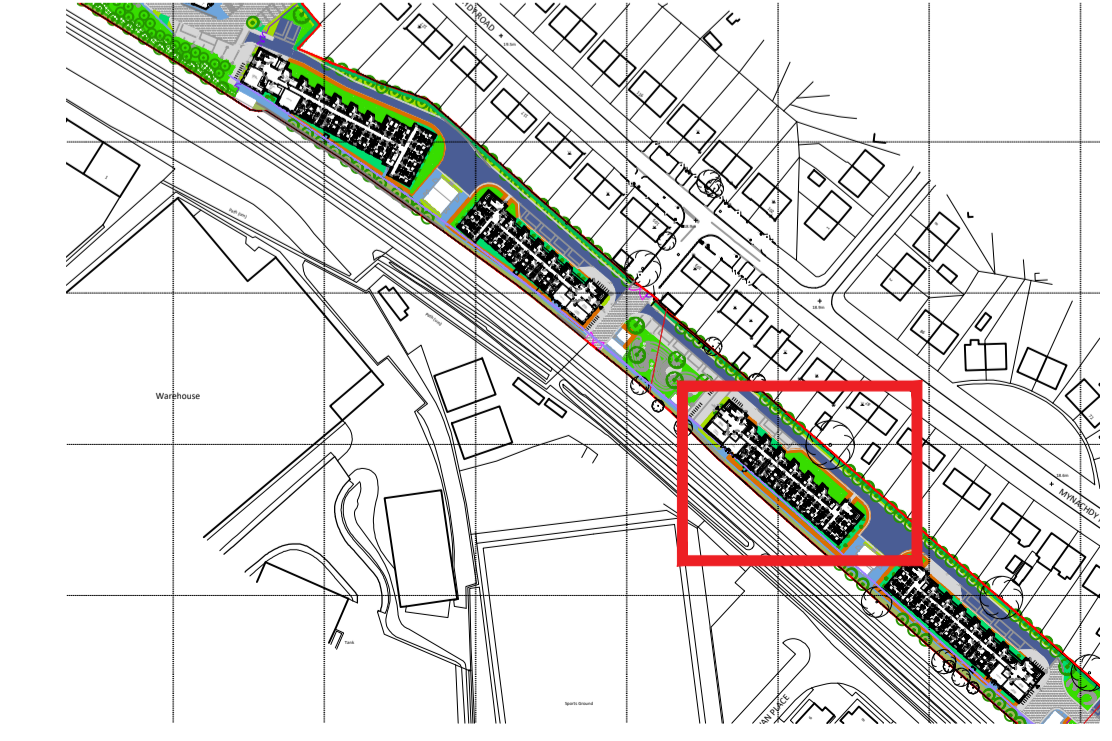
PROPOSED FIRST FLOOR PLAN - BLOCK C



PROPOSED GROUND FLOOR PLAN - BLOCK C



DEVELOPMENT PLAN - KEY (FOR INFORMATION ONLY)



Rev	Description	By	Chk	Date
A	Plan changes following discussion with Planners	HD	DMB	24/10/2017



Project
 Student Residential Development
 Mynachdy Road
 Cardiff

Client
 Mederco (Cardiff Ltd.)

Drawing
 Proposed Ground and First Floor Plans -
 Block C

Project No: 2367 Scale: @ A1 1:100 Date: 28/06/2017
 Drawn: DW Checked: DMB Status: PLANNING
 Drawing No: L(01)504 Revision: A

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PLANNING NOTES:

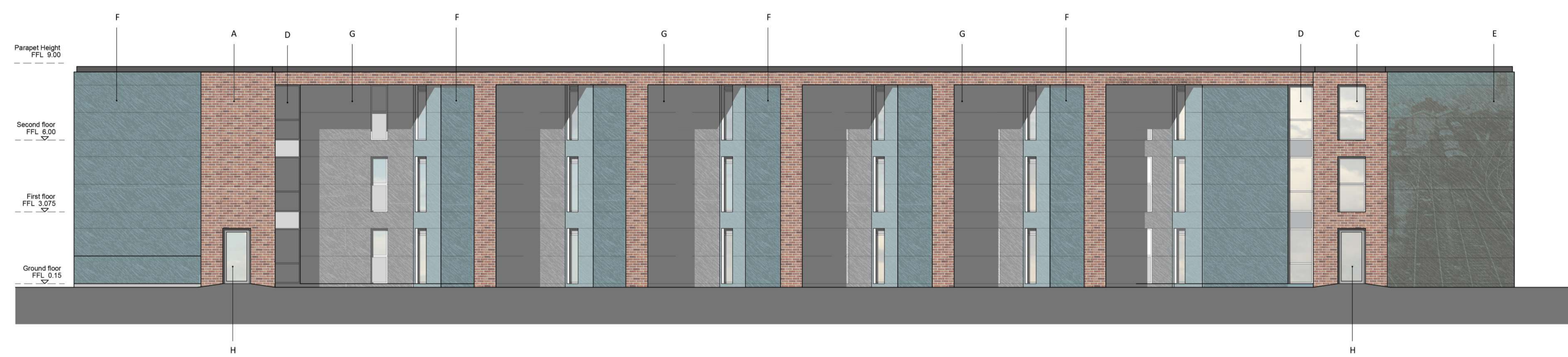
1. Please read in conjunction with application drawings, documents and other supporting information.
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PROPOSED MATERIALS

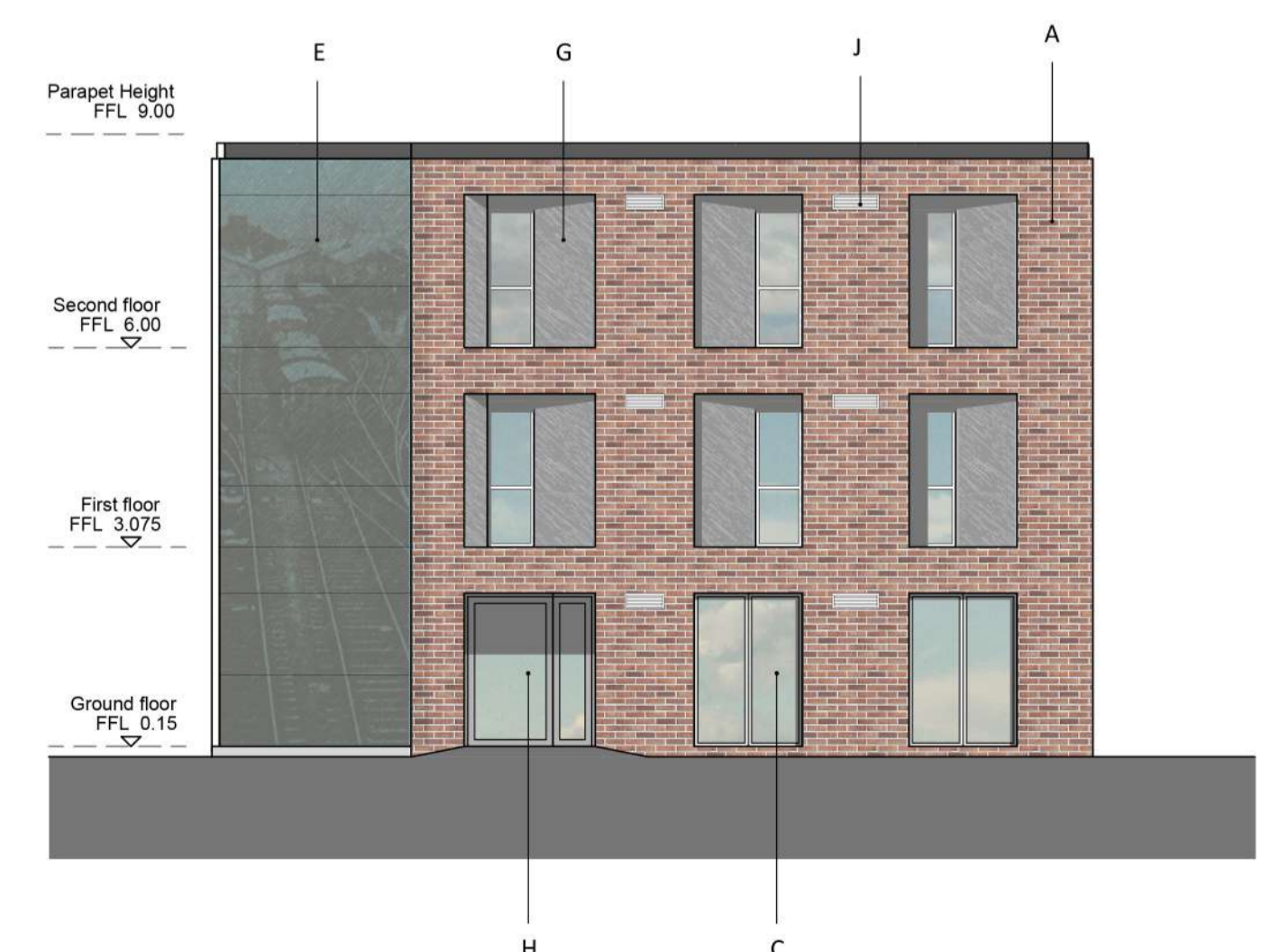
- A Terracotta Brickwork
- B Polyester Powder Coated Aluminium Roof Flashing
- C UPVC Glazing - Colour: Dark Grey
- D UPVC Curtain Walling (Colour: Dark Grey)
- E Rockpanel Rockclad Cladding Panels with digital / routed image (Feature Colour: Teal RAL 250 40 15)
- F Rockpanel Rockclad Cladding Panels (Feature Colour: Teal RAL 250 40 15)
- G Rockpanel Rockclad Cladding Panels (Colour: Grey RAL 7037)
- H UPVC Doors (Colour: Dark Grey)
- I Polyester Powder Coated Aluminium Framed Louvre Doors (Colour: Dark Grey)
- J Polyester Powder Coated Aluminium louvres (Colour: Terracotta)



**BLOCK C
ELEVATION 1 - SOUTH-WEST ELEVATION**



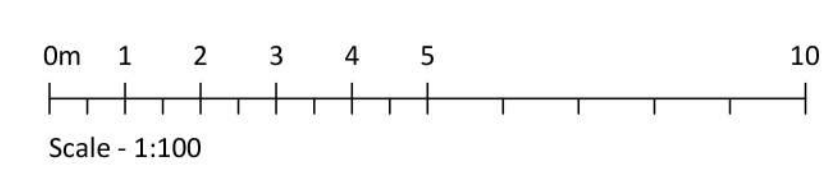
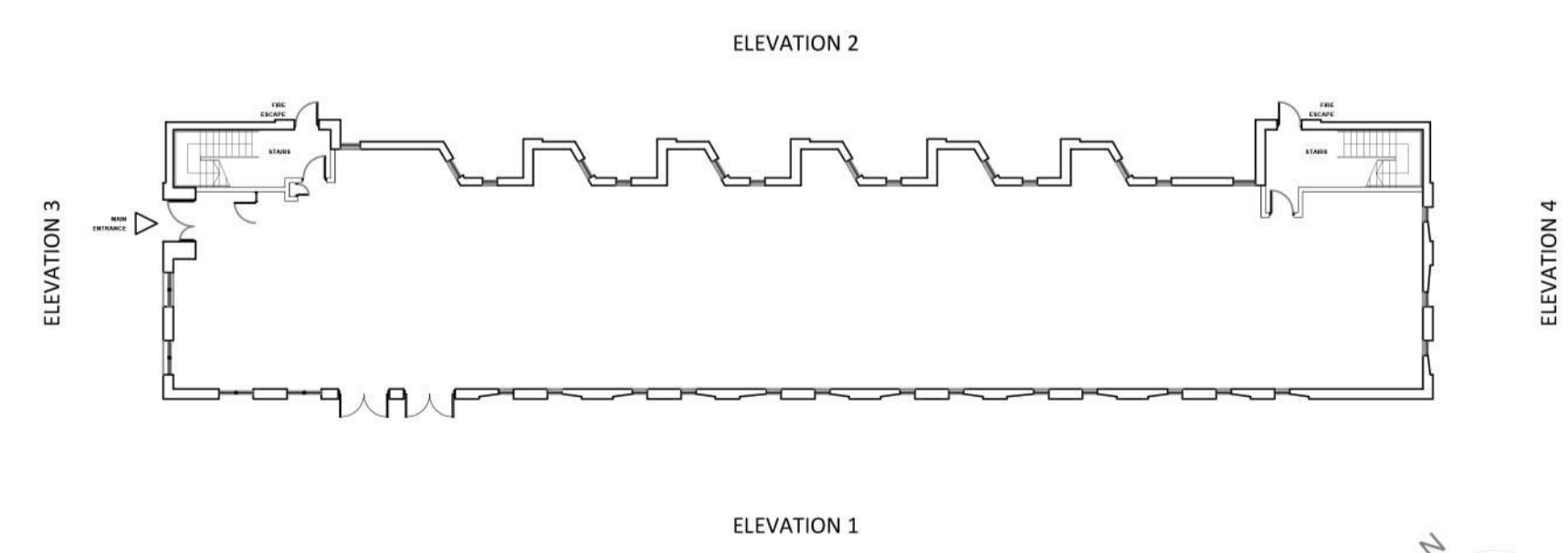
**BLOCK C
ELEVATION 2 - NORTH-EAST ELEVATION**



**BLOCK C
ELEVATION 3 - NORTH-WEST ELEVATION**



**BLOCK C
ELEVATION 4 - SOUTH-EAST ELEVATION**



Rev	Description	By	Chk	Date

NORTHMILL
associates

1 North Parade Penarth Road, Cardiff CF11 1JL
01495 82141
info@northmillassociates.com

Project
**Student Residential Development
Mynachdy Road
Cardiff**

Client
Mederco (Cardiff Ltd.)

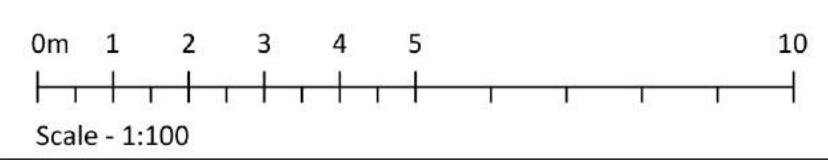
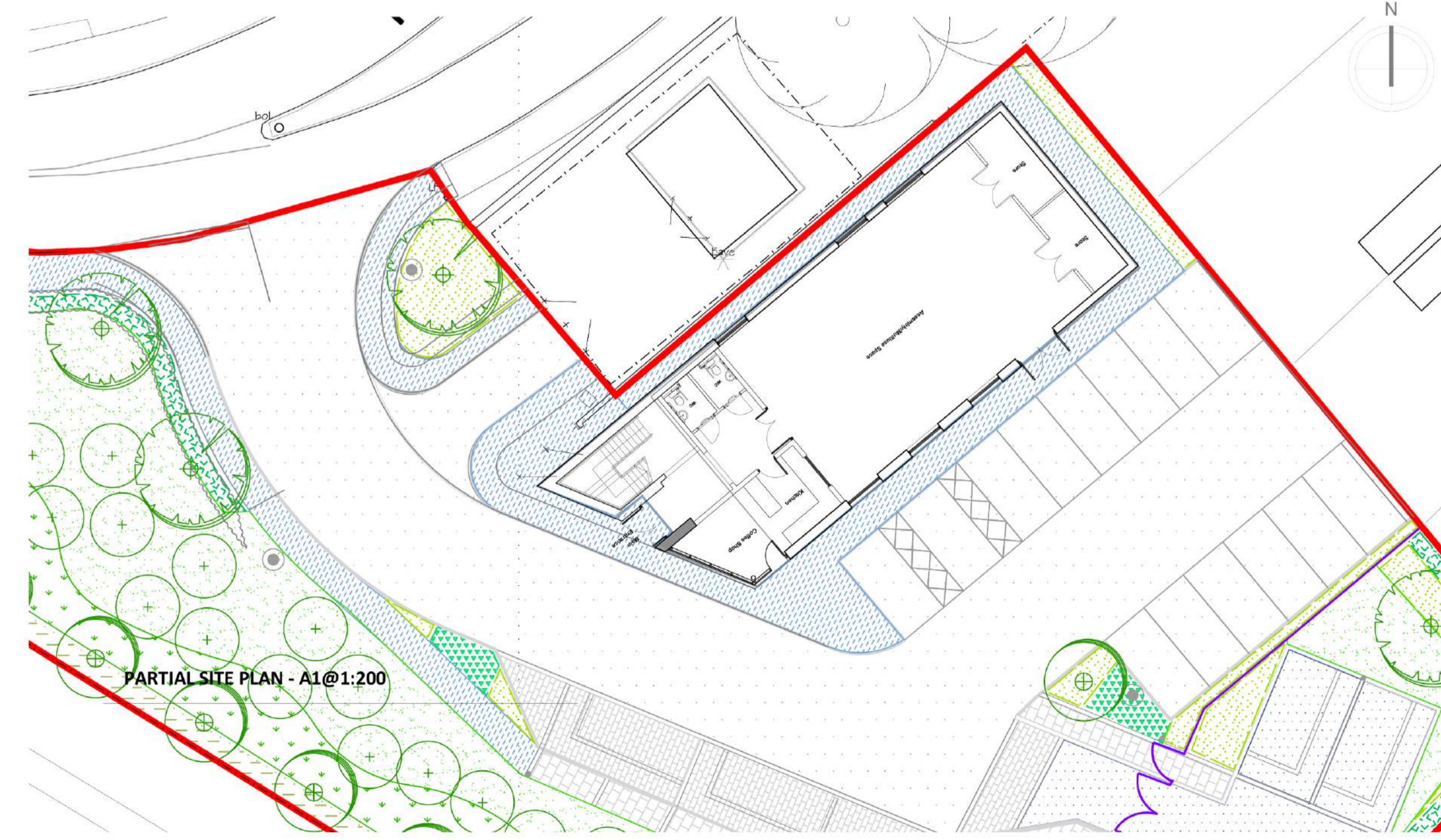
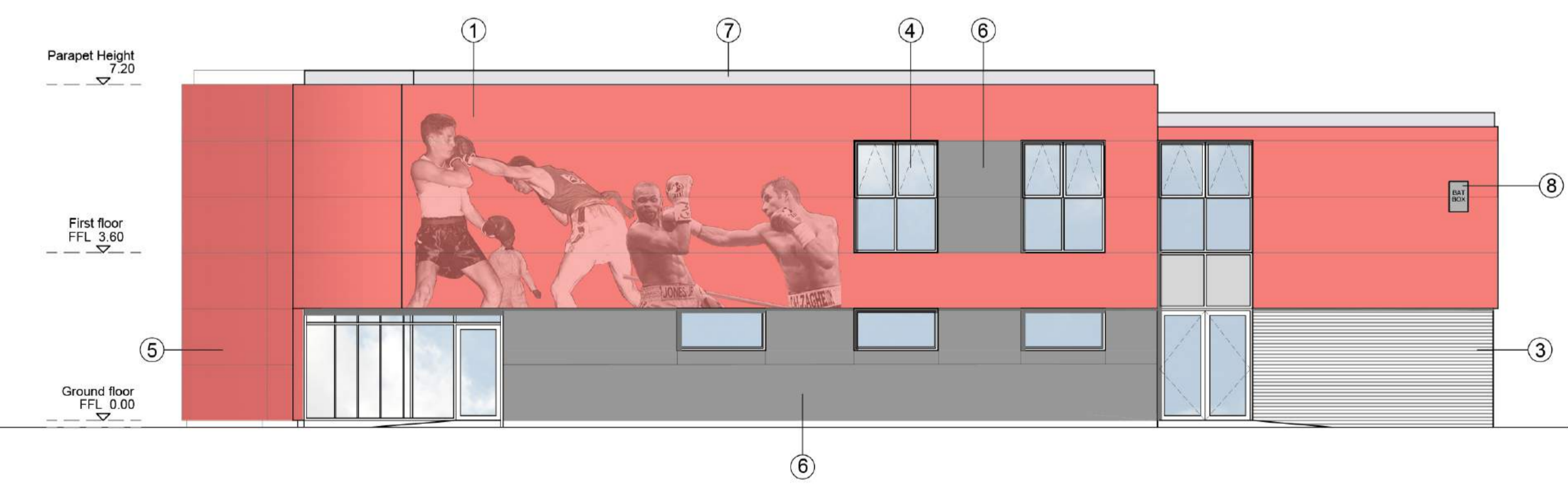
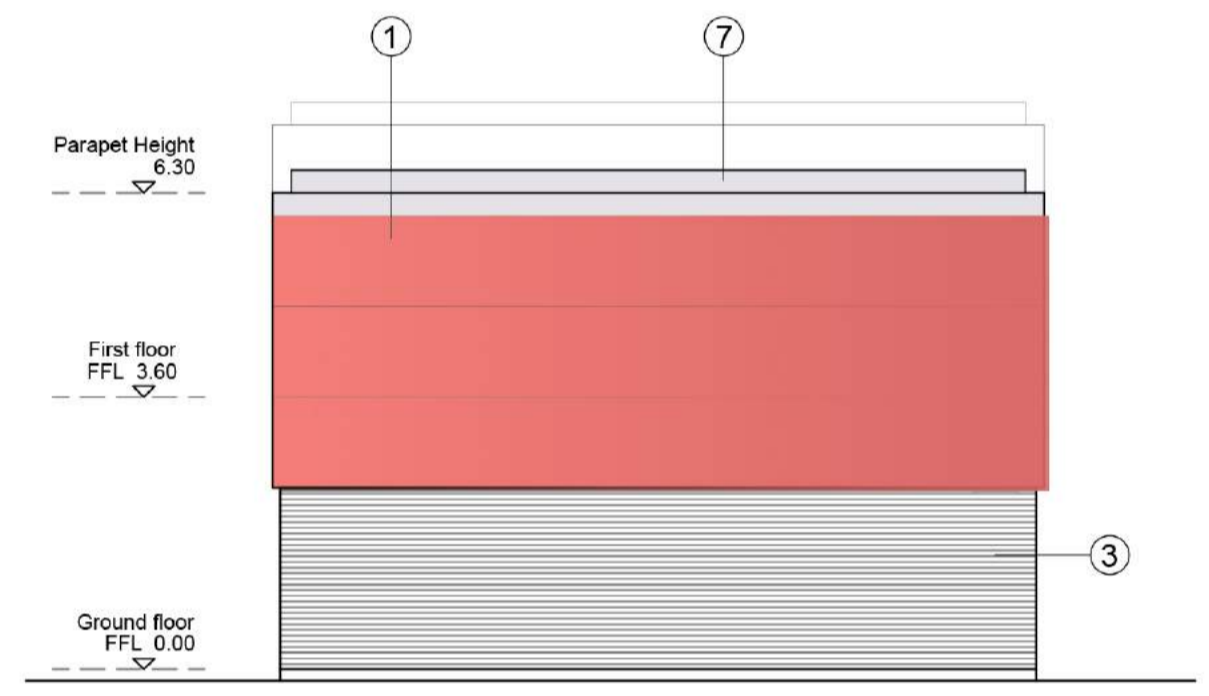
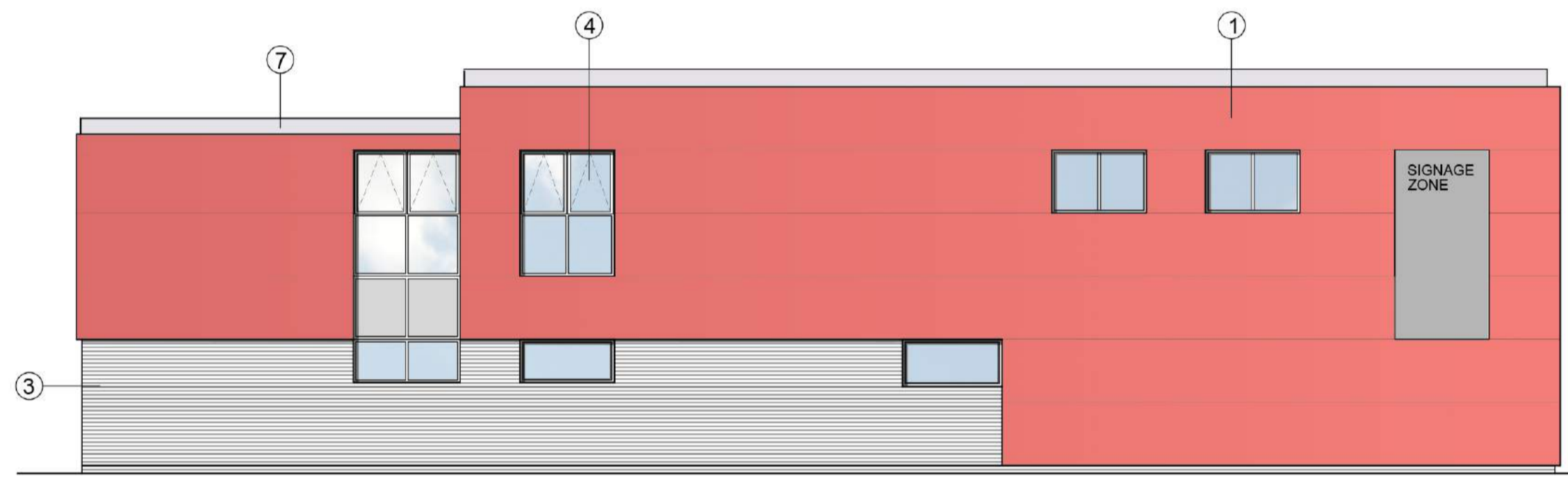
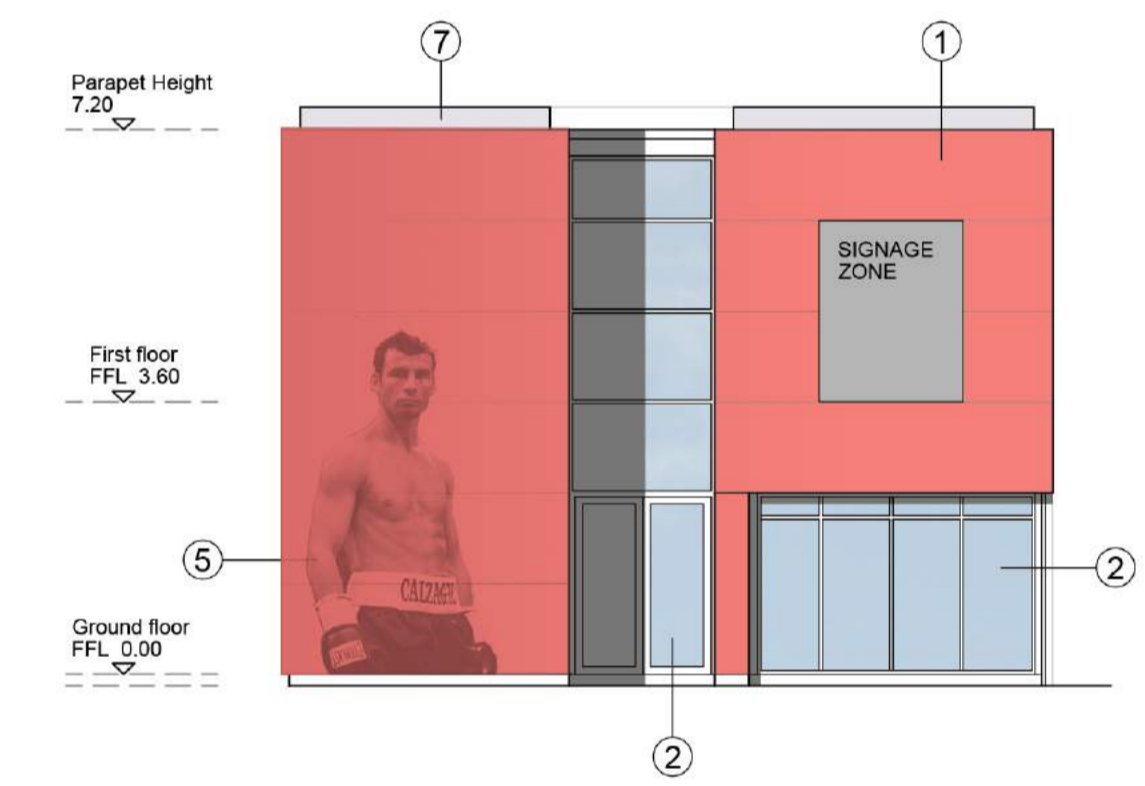
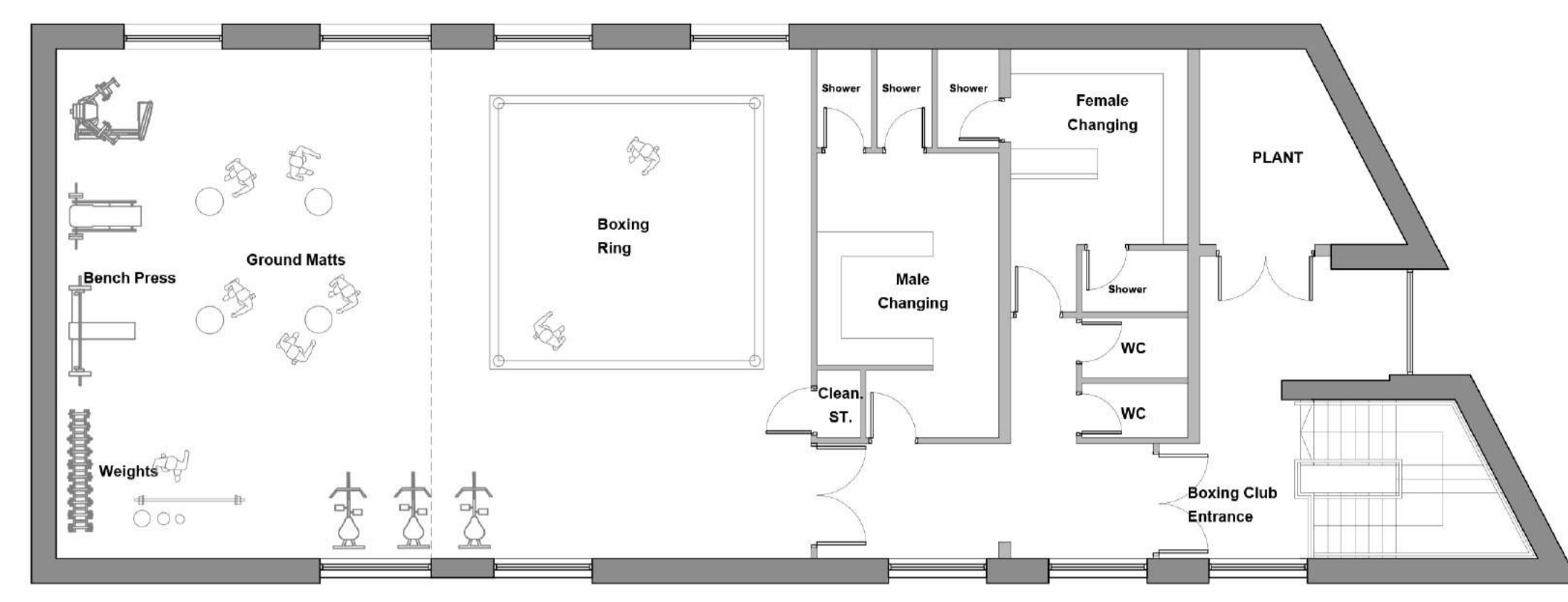
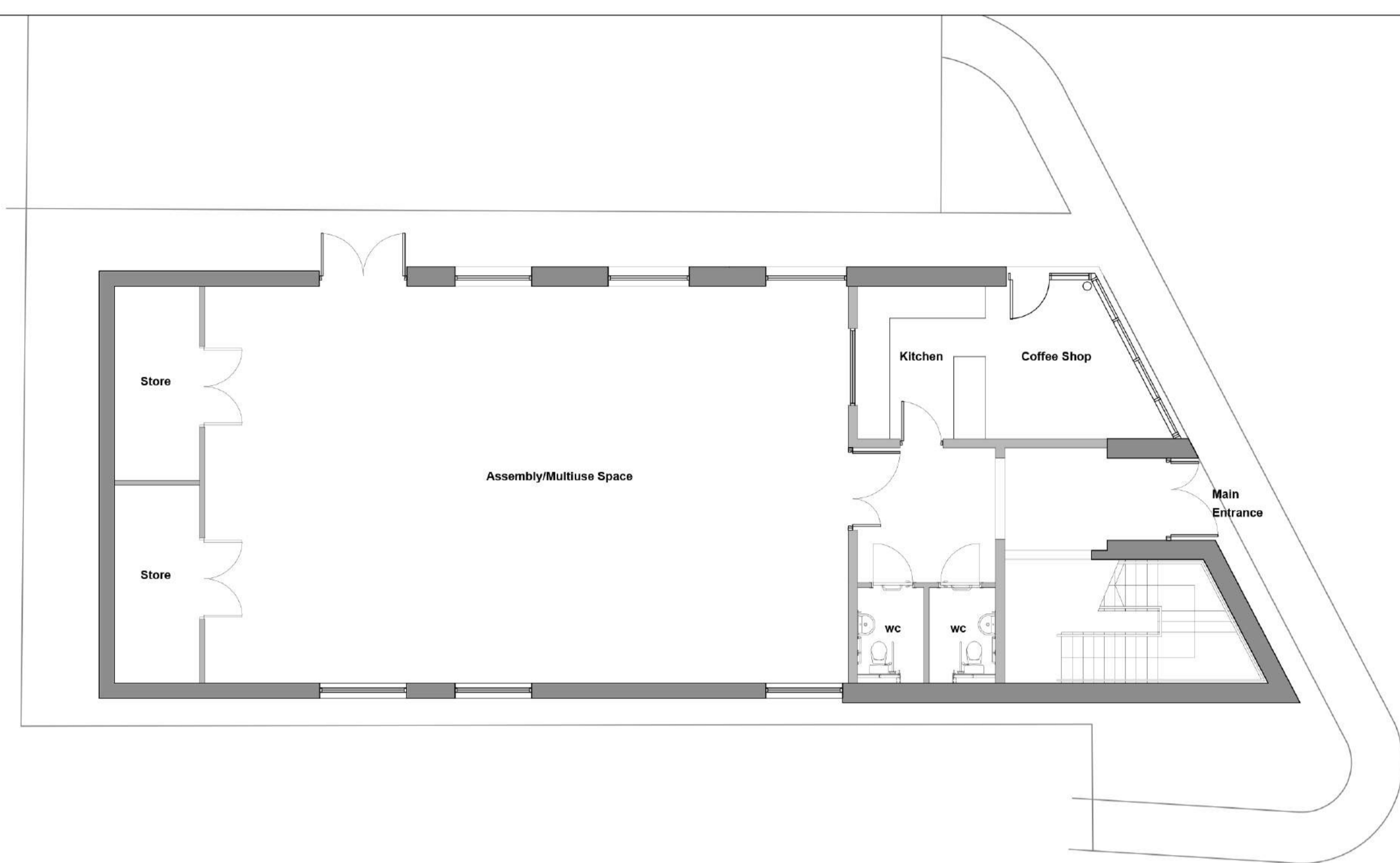
Drawing
Proposed Elevations - Block C

Project No: 2367	Scale @ A1: 1:100	Date: 28/06/217
Drawn: DW	Checked: DMB	Status: PLANNING
Drawing No: L(02)502	Revision: A	

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- MATERIALS**
1. Rockpanel Rockclad Cladding Panels (Colour: Red RAL 3016)
 2. UPVC Glazing (Colour Grey) Windows and Doors
 3. Terracotta Brickwork
 4. UPVC Glazing (Colour Grey)
 5. Rockpanel Rockclad Cladding Panels with routed / digital printed image (Feature Colour: Red RAL 3016)
 6. Rockpanel Rockclad Cladding Panels (Colour: Grey RAL 7037)
 7. Polyester Powder Coated Cover Flashing (Colour: Grey)
 8. Externally mounted Beaumaris Woodstone Bat Box (650mm high x 400mm wide x 280mm deep)



Rev	Description	By	Chk	Date
D	FURTHER AMENDMENTS REQUESTED BY CCC	DR	IG	13.11.17
C	BUILDING HEIGHT REDUCED BY 500MM FOLLOWING DISCUSSIONS WITH THE PLANNERS. BAT BOX RELOCATED	DR	IG	10.11.17
B	BAT BOX SPECIFICATION INCLUDED	DR	IG	06.11.17
A	PROPOSED ELEVATIONS UPDATED	DR	IG	25.10.17

NORTHMILL
associates

Project
Community Centre/Boxing Club
Mynachdy Road
Cardiff

Client
Mederco (Cardiff Ltd.)

Drawing
Plans/Elevations

Project No: 2367 Scale @ A1 1:100 Date: 03/07/2017
 Drawn: DK Checked: Status: INFORMATION
 Drawing No: L(01)600 Revision: C



MEMBER OBJECTION

COMMITTEE DATE: 10/01/2018

APPLICATION No. **17/01020/DCH** APPLICATION DATE: 18/05/2017

ED: **LLANDAFF**

APP TYPE: Householder Planning Permission

APPLICANT: Mr Edmunds

LOCATION: TYN Y COED, 73 CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2AA

PROPOSAL: GROUND, FIRST AND SECOND FLOOR EXTENSION TO REAR OF PROPERTY. INCREASE IN RIDGE HEIGHT AND REAR ROOF EXTENSION TO PROVIDE MEZZANINE FLOOR, ALTERATION TO FRONT DORMER; EXTENSION AND ALTERATIONS TO SIDE DORMER AND REPLACEMENT WINDOWS AND NEW RELOCATED ENTRANCE AREA TO GROUND FLOOR

RECOMMENDATION : That planning permission be **REFUSED** for the following reasons :

1. The proposed side dormer by virtue of its scale, design and position is considered to be an unsympathetic addition to the host dwelling and detrimental to the character and appearance of the Cardiff Road Conservation Area, contrary to Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan 2006-2026.
2. The proposed rear roof extension and associated balcony, by virtue of its scale, design and position is considered to be an unsympathetic addition which would result in an overdevelopment of the site and create an over-dominant feature within the existing roof to the detriment of the host dwelling and surrounding area and would neither preserve or enhance the character or appearance of the Cardiff Road Conservation Area contrary to Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan 2006-2026.
3. The rooflight on the side roof plane of the rear gable extension facing no 75, Cardiff Road is considered to be an unsympathetic addition and detrimental to the character and appearance of the host dwelling and would neither preserve or enhance the character or appearance of the Cardiff Road Conservation Area, contrary to Policies KP5, KP17 and EN9 of the Cardiff Local Development Plan 2006-2026.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

1.1 Planning permission is sought for extensions and alterations to Tyn y Coed, 73 Cardiff Road, Llandaff, Cardiff.

1.2 Planning permission (16/01931/MNR) was granted permission in January 2017 for ground, first and second floor extensions/balconies incorporating an amended rear roof extension in order to upgrade and reconfigure the three existing flats within the property. New materials were introduced to the rear elevation together with large rear glazed windows at each floor level. The creation of a ground floor patio area to the rear incorporating the reduction of the mezzanine to the dwelling to the rear was also approved.

1.3 This application proposes further alterations to extend the property. These originally included a larger three storey rear extension with balconies in order to further upgrade and reconfigure the existing three flats. Extensions and alterations are also proposed to the main roof including the raising of the ridge height, introducing a revised front dormer and rear roof extension/balcony to create an additional floor at third floor level to incorporate a mezzanine bedroom. A new side dormer incorporating a lift shaft and stairs to service the third floor is also proposed. A modern front porch, roof lights, replacement windows (black slimline), the creation of a patio area to the rear and new finishing materials to the rear (as per Planning application reference number 16/01931/MNR) also forms part of the proposed development.

1.4 Amended plans were submitted on the 17th October 2017 (Drawing no A103E and A104E) which have removed the front porch and replaced this with a proposed new entrance doorway to the front elevation, reduced the size of the side dormer, removed part of rear gable end extension so that it remains at the depth approved under planning application reference number 16/01931/MNR, marginally set down the rear roof extension and corrected some minor errors. The specification of the cladding to the walls behind balcony areas has also been annotated.

1.5 Supplementary window detailing and heritage statement were also submitted in support of the application.

2. **DESCRIPTION OF SITE**

2.1 The application site is a detached Edwardian red brick property which lies on Cardiff Road within the Cardiff Road Conservation Area. The property comprises 3 flats and the entrance to the dwelling to the rear which is cut into the bank of the existing rear garden. Beyond this at a lower level is Llandaff Fields, a Grade II* listed park. To either side are large detached dwellings, Pentir, 71 Cardiff Road with a Coach House to the rear and Maes Derwen, 75 Cardiff Road. Opposite is Howell's School.

2.2 It is apparent that works have already been undertaken at the property including the removal of the rear elevation wall at first and second floor level and the outer skin of the rear elevation to ground floor flat. A supporting steel

framework has been erected as the owner has claimed that the rear wall was defective and needed replacing.

2.3 More recently unauthorised works in the form of a side dormer and the raising of the ridge of the main roof has been completed and a new replacement front dormer built.

2.4 The building remains unfinished and with scaffolding insitu.

2.5 Changes in levels are apparent from the front to the rear of the site, whereby the ground falls away to the rear and neighbouring gardens are set at a lower level.

SITE HISTORY

3.1 Application No : 94/01576W
Proposal : REAR EXTENSION TO 73 CARDIFF ROAD TO FORM ECOFRIENDLY RESIDENTIAL UNIT
PERMISSION GRANTED 24/11/1994

Application No : 14/02325/DCH
Proposal : REPLACEMENT OF EXISTING DEFECTIVE FLAT ROOF TO REAR UNIT BY INSERTION OF NEW STEEL FRAME AND INSULATED DECKING. REPLACEMENT OF EXISTING DEFECTIVE ROOFING TO FORMER SWIMMING POOL ENCLOSURE WITH NEW INSULATED DECKING AND CREATION OF NEW BEDROOM OVER FORMER POOL AREA. NEW BALCONY TO UPPER GROUND LEVEL.
WITHDRAWN 25/3/2015

Application No : 15/02381/DCH
Proposal : RETROSPECTIVE PLANNING APPLICATION FOR REPLACEMENT OF EXISTING DEFECTIVE FLAT ROOF TO REAR UNIT BY INSERTION OF NEW STEEL FRAME AND INSULATED DECKING. REPLACEMENT OF EXISTING DEFECTIVE ROOFING TO FORMER SWIMMING POOL ENCLOSURE WITH NEW INSULATED DECKING AND CREATION OF NEW BEDROOM (REDUCED HEIGHT) OVER FORMER POOL AREA. PARTIAL EXTENSION OF UPPER GROUND FLOOR (OVER ORIGINAL BALCONY) AND NEW BALCONY.
PERMISSION GRANTED 06/05/2016

Application No : 16/01931/MNR
Proposal : PROPOSED REAR GROUND, FIRST AND SECOND FLOOR EXTENSION INCLUDING BALCONIES TO SE ELEVATION ONLY AT FIRST AND SECOND FLOORS,

AMENDMENT/EXTENSION TO MAIN ROOF. REAR
MEZZANINE EXTENSION TO BE LOWERED TO FORM
EXTENDED PATIO AREA AT GROUND LEVEL.
PERMISSION GRANTED 13/01/2017

4. **POLICY FRAMEWORK**

4.1 **Relevant National Planning Guidance:**

National Planning Policy

- Planning Policy Wales (9th Ed) 2016
- Technical Advice Note 12: Design
- Technical Advice Note 24: The Historic Environment (2017)
- The Planning (Listed Building and Conservation Areas) Act 1990
- Welsh Office Circular 61/96: Planning and the Historical Environment

Cardiff Local Development Plan 2006-2026 (2016)

- Policy EN9 (Conservation of Historic Environment)
- Policy H5 (Subdivision or Conversion of Residential Properties)
- Policy KP5 (Good Quality and Sustainable Design)
- Policy KP17 (Built Heritage)
- Policy T5 (Managing Transport Impacts)

Conservation Area Appraisal (Cardiff Road)

Supplementary Planning Guidance

- Access, Circulation and Parking Standards (2017)
- Residential Extensions and Alterations (2017)

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 CONSULTTEE RESPONSES**

5.1 The Operational Manager Parks Services has been consulted and no objections have been raised, subject to the avoidance of damage to trees along the Landaff Fields boundary and no dumping of materials on the banks of the open space.

6. **EXTERNAL CONSULTTEE RESPONSES**

6.1 The Landaff Conservation Group have been consulted and have expressed

strong concerns about the adverse impact on the Conservation Area because the rear elevation looks over Llandaff Fields. The proposed increase in the elevation of the property and the change to the general appearance and the skyline proposed to be presented to the park will detract from the parkland in the Conservation Area in this location. Different groupings of houses located in the Llandaff Ward Conservation Area are an important feature of the current appraisal. These proposals are not sympathetic to the property's position and presentation within the group and adjacent properties and adversely impact on the building relationships with each other.

7.

REPRESENTATIONS

7.1

Local members have been consulted. Councillor Hill-John has objected and considers that planning permission should not be granted for the recent proposal and it appears this 'project' has become more and more protracted at the inconvenience of the neighbours and should be brought to a timely conclusion. The proposed aesthetics of the external cladding are not in keeping/sympathetic with the surrounding area. She also echoes the comments provided by the Conservation Group.

7.2

Neighbours have been notified and the following objections have been received.

7.3

The owner/occupier of Pentir, 71 Cardiff Road and the Coach House to the rear of 71 Cardiff Road states their objection should be read in conjunction with previous letters of objection (submitted in relation to planning application reference number 16/01931/MNR), which are summarised and set out below. The current issues remain substantially unaltered.

Objections in relation to Planning Application 16/0931/MNR

- Significant concern over the condition of the 73 Cardiff Road and unauthorised building activities, pattern of development, non-compliance and associated Enforcement Notice, associated noise and disruption carried out by the applicant over the last two years;
- No consultation by the applicant over the proposed works and concern that further unauthorised activities were commencing;
- Requests have been ignored to remove existing scaffolding that has been in situ for the last 12 months and overlooks their property and is unsightly and to remove materials stored on the flat roof to the rear of Tyn y Coed;
- The proposal will be contrary to advice contained in the both the Cardiff Road and Llandaff Conservation Area Appraisals, Local Plan policies and Cardiff Road - Strategic Planning - An advisory leaflet for Householders updated March 2010 including Article 4 Direction in terms of its design and character and its impact on the conservation area;
- The proposal will have a detrimental effect on amenity, including blockage of light, the extension would be too close; nuisance from noise given closer proximity; concerns over position of windows to the

- side and rear elevation and loss of privacy to both 71 Cardiff Road and the Coach House to the rear and concerns over the building line;
- Concerns over compliance with building regulations;
- Concern why it is acceptable for applicant to start new works before recitifying existing unauthorised matters and before an application has been considered by the Council and neighbours consulted;
- Outstanding concern raised with regard to planning permission 15/02381/DCH in relation to breach of conditions relating to the reduction of the mezzanine level, the screening to the balcony and the use of the flat roof;

A further objection has also been received in relation to amended plans submitted on 1st December 2016 on the following grounds.

- To be read in conjunction with previous objections, these issues remain substantially unaltered;
- The size and nature of the proposal will deprive them of privacy and enjoyment of their home and amenities;
- Significant work carried out without planning consent;
- Nothing has been done to rectify the Enforcement Notice to rectify works carried out two years ago;
- Revised plans are a flagrant flouting of Council's guidance re :Cardiff Road and Landaff Conservation Areas;
- Extending building line significantly and works have already been carried out;
- Blockage of light to whole side of the house and bedrooms in particular;
- Extension too close;
- Concern over nuisance from increased noise due to closer proximity;
- Windows inserted on East Elevation in contravention of contents of Council document 15/02318/DCH;
- Objection to floor to ceiling windows and balconies across the back;
- Windows and cladding proposed to the first and second floor are of a size and nature totally incongruous with Council planning guidance and infringe on privacy;
- Revised plans extend ground floor flat and change to patio area which is too close to their property and will cause loss of privacy;

In addition an objection to 16/01931/MNR was received from a planning consultant on behalf of the owner/occupier of 71 Cardiff Road and the Coach House, rear of 71 Cardiff Road who objected for the following reasons.

- Concern over the substantial adverse impact of the development on privacy and amenity;
- Concerns exacerbated as applicant has commenced without planning permission and that the applicants approach is disturbing given the planning history and enforcement issues;
- Overlooking from large full height glazing and balconies in terms of the coach house and rear garden of 71 and that glazing is not typical of existing dwelling;

- Proximity to habitable room windows and loss of light to existing windows, potential loss of privacy from second floor balcony and the overbearing nature of development;
- Design inappropriate and not considered to meet aims of Conservation Area Appraisal where high standard of development is expected, that it would dominate their property, it occupies a prominent position, that it would be visible from Llandaff Fields, ratio of glazing to wall is disproportionate, the choice of materials inappropriate and is out of keeping and will have an adverse impact on the conservation area;
- Lack of engagement from applicant;
- Contrary to Local and National planning policies, Cardiff Road Conservation Area Appraisal and SPG;
- If allowed development would have substantial adverse impact on privacy, amenity and on the reasonable enjoyment of their home and it would adversely affect the conservation area and Grade 2 * listed park and as such should be refused.

Objection to current application 17/01020/MNR

Additional comments from the owner/occupier of 71 Cardiff Road and the Coach House to the rear of 71 Cardiff Road have been received in relation to the current application and reiteration relate to:-

- Lack of enforcement action over compliance with a number of conditions relating to planning permission 16/01931/MNR.
- The revised plans are a flagrant flouting of the Council's own guidance regarding Llandaff and Cardiff Road conservation area.
- The extension will extend the building line of no 73 significantly and building works has already been carried without approval. It will block light and have a serious detrimental affect on their property and will be far too close.
- There may be noise nuisance due to the extension being closer to their property.
- Significant loss of privacy and overlooking to main dwelling and Coach House.
- Floor to ceiling windows would not comply with policy.
- Windows and cladding totally incongruous.
- Extension of ground floor flat and patio area will cause privacy issues and possible overlooking.
- Totally fed up with ongoing building works, state of property and requested to the applicant that it is put right. No works have been attempted for weeks and scaffolding is still in place. This is unsightly and causing a significant nuisance.
- Appears that the Council has been negligent in the way they have allowed the site to progress and the whole matter is a disgrace.

A further objection was also received from the owner/occupiers of Pentir, 71 Cardiff Road and the Coach House to the rear of 71 Cardiff Road in respect of the amended plans and are summarised below.

- The issues referred to in previous letter remain substantially unaltered (comments above).
- Objections submitted relate to points previously made above.
- Significant works carried out without planning permission.

7.4 Comments have been submitted by solicitors acting for the owner/occupier of Flat 1, 73 Cardiff Road.

Reference is made to the previous application 16/01931/MNR and that despite objection this was given permission and the applicant is in breach of this consent. Further comments predominantly relate to building works, land ownership and trespass issues and that the proposal has already commenced (in relation to steel beams) and would encroach on land under their ownership or result in the demolition of their clients property. It is also referenced that their client was not notified of the planning application. Concern is raised that the flat will be reconfigured to accommodate the changes to the building including, porch, entrance lobby and lift. Any permission grant is a flagrant disregard of our clients rights as registered proprietor of the property in which the applicant seeks permission.

A rebuttal was submitted by solicitors on behalf the applicant regarding private matters/proceeding which appears to be between the freeholder/leaseholder regarding property maintenance/surcharge issues. The letter also states that the applicant has the right to obtain planning permission over his land and he owns the freehold of the entire building and notice of works were served under the terms of the lease.

7.5 The Llandaff Society have objected to the proposal. They comment that this is a fine Edwardian red brick house located within the heart of the Cardiff Road Conservation Area and overlooks the listed parkland Llandaff Fields. Given that trees were cut down to the rear some years ago it is open to wide views from Llandaff Fields. The Llandaff Society disagrees with the submitted Design and Access Statement. The proposal is completely out of character and scale. The proposed Corten and Cedar Cladding is not in character with the area and could present a fire hazard. Demolition started last year, before permission was sought and the building has been an eyesore ever since. There are also outstanding enforcement issues. Llandaff Society are concerned this is a case of a “creeping” proposal. These are major changes to a scheme which we opposed. Planning permission should not be granted and Llandaff Society urges the Council to refuse the proposal.

Further comments from the Llandaff Society were received in relation to the amended plans. It is considered that the changes are marginal and do not alter the previous position. The increase in ridge height would result in reducing the prominence of the chimneys which are a feature of the current design, to the detriment of the integrity of the group of substantial Edwardian houses lining Cardiff Road. The rhythm of the fenestration to the rear façade is visible over a wide area in Llandaff Fields. This would be disrupted further by a larger expanse of roof, new dormer window, balustrade and Velux Window. The proposals contradict the purpose of the designation of this

Conservation Area, which is to 'conserve and enhance'. They contradict the claim on page 4 of the Design Statement that the proposals do 'not affect the characteristics or architectural prominent features as evident along the principal front elevation and general street scene.' The Llandaff society urges the Council to refuse the application.

7.6 The application was also advertised by way of a site notice and press notice.

8. ANALYSIS

8.1 The key issues are the effect of the proposal upon the character and appearance of the Cardiff Road Conservation Area, its wider settings and on the living conditions of neighbours

8.2 Policies KP5, KP17 and EN9 of the Local Development Plan are in place to ensure good design and to preserve and enhance the character of conservation areas and the built heritage of the City. These policies are also supported by advice contained in the national and local guidance as referenced above.

8.3 With reference to the roof alterations, the adopted 2006 Cardiff Road Conservation Area Appraisal (p.19) notes that:

Dormer Windows and Loft Conversions

8.4 Dormers with decorative fascias of ridges and stonework are a common feature of the Victorian and Edwardian period during which most of the Conservation Area was developed. New dormers will only be appropriate where they respect the scale of the house, protect the character of the existing roof form, and the appearance of the Conservation Area. Small traditional roof lights may be acceptable in discrete locations, offering an alternative to a dormer. In the case of a semi-detached property, particularly if symmetrical, care will be taken to ensure that a roof light will not unbalance the pair. Modern roof lights in deep frames, which break up the line of the roof surface, are not appropriate. The use of roof lights on front roof slopes will not be supported.

Roof Materials

8.5 Generally original roofing materials should be maintained. Reclaimed or new natural slates or clay tiles are the best way to protect the character of the Conservation Area. Decorative ridge tiles and ornamental barge boards should be retained.

Extensions and Alterations

8.6 In modernising their homes, residents want larger kitchens and family rooms and need additional accommodation. Often this can be done without spoiling the character of either the individual house or the wider Conservation Area. However, the kind of extension, dormer window or loft conversion suitable for one type of house might be completely inappropriate for another, and so it is

impossible to lay down a uniform set of rules for the whole Conservation Area.

Increase in Ridge Height

- 8.7 In respect of the increasing of the height of the front roof/ridge height it is considered that the rebuilt front roof slope with raised ridge has not unacceptably altered the form of the roof or the proportions of the building when viewed from Cardiff Road. As such this element is considered to preserve the character the Conservation Area.

- 8.8 Given the depth of the house, the raised ridge height in isolation would also not be considered to unacceptably alter the proportions of the house in views into the Conservation Area from Llandaff Fields. However, the associated large flat roof extension behind this is considered to be harmful, as detailed in para 8.11.

Front Dormer

- 8.9 The front dormer as rebuilt is arguably more sympathetic in form than the one it replaced; being more appropriately scaled relative to the roof slope size and steeper in pitch to more accurately reflect that of the principal gable; and position, being set further down the roof slope. The windows would continue to fill the majority of the face of the dormer and it is slate clad as previously existed. As such it is considered to enhance the Conservation Area.

Side Dormer

- 8.10 The large size, position, unsympathetic form and poor detailing of the proposed side dormer shown on the amended plans modified (from that installed without permission) would result in an incongruous addition that neither preserves nor enhances the character or appearance of the Conservation Area, contrary to the above advice within the appraisal and LDP Policies KP5, KP 17 and EN9 and the Residential Alterations and Extensions SPG (2017). In addition, the dormer would be located immediately adjacent to an existing decorative chimney stack, resulting in a cluttered roofscape and harming the character and appearance of this chimney stack. While its position would increase views toward the chimney from Cardiff Road compared to the unauthorised dormer as built and viewed on site, it would remain an uncharacteristic large flat roof addition at ridge height and in a prominent position. It would not be considered to preserve or enhance the character or appearance of the Conservation Area.

Additional (3rd) floor – rear mansard roof extension

- 8.11 It is considered that the previously approved alteration and extension to the roof (application reference number 16/01931/MNR) was a significant alteration and considered on balance to be acceptable without harming the character and appearance of the Conservation Area when viewed from within gardens (private views) or from within Llandaff Fields (public views).

- 8.12 The proposed additional floor – essentially a large almost-flat roof dormer at the newly raised ridge height – is considered to represent a significant

overdevelopment of the building, altering the scale and proportions of the rear elevation to the extent that the building would appear unsympathetically top-heavy and over-scaled within its context. The addition is proposed to have a marginal set down from the ridge that would not be perceptible from longer views or within nearby gardens and would have an awkward and uncharacteristic shallow pitch down to the SE elevation, contrary to the guidance within the adopted Conservation Area Appraisal and the Residential Alterations and Extensions SPG (2017) and LDP Policies KP5, KP17 and EN9.

Rear projecting extension

- 8.13 Concerns relating to the rear extensions have been considered in terms of design, amenity, impact on the Conservation Area and its wider setting. It should be noted that the revised proposed rear extension and associated balconies are similar to those already approved (planning application reference number 16/01931/MNR), albeit with the first and second floors being at a slightly lower height to accommodate the introduction of the mezzanine bedroom at third floor level. These extensions, apart from the roof extension on the third floor, have for the most part been assessed under the previous application (16/01931/MNR) and considered acceptable. It should be noted that the gable end extension is reflective of the form of the original building and the glazing to the rear was rationalised during the determination of the previous application (16/01931/MNR) and better reflects the rear of the existing building.

- 8.14 Having regard to the glazing, with the exception of the large roof light which has been introduced to the side roof plane of the rear gable end extension facing no 75 Cardiff Road, this is considered to be out of keeping and an unsympathetic feature which is contrary to KP5, KP17 and EN9 of the Cardiff Local Development Plan as referenced above. It is also noted that a finish is not indicated on the elevational drawings to side roof plane of the gable extension.

- 8.15 The proposed change to enclose the second floor balcony and the introduction of a solid wall to the balcony area associated with Flat 2 is considered acceptable.

- 8.16 Consideration has been given to the choice of materials and the inclusion of the Corten Steel strip and UPVC composite cladding are noted, however, the rear gable end and side return will be clad in red brick slip which is more in keeping with the original dwelling. Materials proposed to the rear elevation are predominantly as approved under planning permission 16/01931/MNR and as such remain acceptable in principle.

- 8.17 Impact on windows to the side elevations of no 71, in particular those which serve a bedroom at second floor level have been considered. These will not be significantly affected to a degree which would warrant a refusal, given the distance between the properties and that the roof slopes away from No. 71.

- 8.18 Concerns over the introduction of balconies and glazing to the rear were previously considered and considered acceptable. Given the existing building did benefit from rear glazing and balconies and that privacy screens can be

conditioned, it is not considered that privacy will be significantly affected to a degree which would warrant a refusal.

- 8.19 The roof overhang associated with the scheme as originally submitted is still shown on the roof plans on drawings no A103E Proposed Plans and A104E Proposed Elevations and this does not correlate to the proposed plans or elevations which remove the additional gable end extension. This has been raised with the agent during the course of the application but has not been addressed.

Front porch/new entrance

- 8.20 The amended plans remove the roof porch structure and instead propose an alteration of a non-original window to form a doorway. This would be considered to represent a minor alteration that would preserve the character of the Conservation Area, subject to detailed joinery details for the proposed door and does not form part of the refusal.

Replacement windows

- 8.21 Given that the property had non-original small top opening casement windows, the proposed replacement black slimline aluminium windows are considered acceptable, as they would reintroduce a more sympathetic central transom. The proposed replacement windows are considered acceptable 'in principle' and therefore are not considered a reason for refusal.

- 8.22 For clarification, Drawing no A105 has been considered in relation to window detailing only as these plans are based on the original proposal and has not been updated. (The proposal has since been amended by Drawing no's A103E and A104E). There also appears some errors relating to window types (e.g. WEW02 and WEW03) and incorrect information has been submitted in relation to the side dormer window and rear gable end rooflight however this does not form part of the reason for refusal and could be controlled by condition if this application were to be approved and planning permission granted.

Patio area

- 8.23 The extended patio area approved under 16/01931/MNR is also shown on the submitted drawings with slightly wider steps. The principle of the patio has previously be considered acceptable subject to conditions relating to finish and privacy and no further issues are raised.

- 8.24 In regards to comments made by neighbours which are not covered above, the following should be noted:

- Noise and disruption from existing building activities is not a matter for the Local Planning Authority.
- The erection of the scaffolding is not a matter for the Local Planning Authority as planning permission is not required for its erection.
- The distress caused through building work to the neighbouring occupiers is

- noted, however, many of these matters relating to building work are not a matter for the Local Planning Authority.
- In response to concerns over land ownership and trespass, these are civil issues outside of the remit of the Local Planning Authority. A planning application can be submitted and determined despite the applicant not owning all of the property and providing Certificate B is signed and served on the relevant landowner the application can be registered and determined. Certificate B was served on the owner of the Flat 1, 73 Cardiff Road in this instance.
 - A planning consent does not give the applicant the right to carry out works outside of their ownership, this is also a civil issue.
 - The owner/occupier of Flat 1 was notified by consultation letter on the 1st and 6th June 2017 and was also consulted on amended plans on the 18th October 2017. A site notice was also in place outside of the property.
 - Objections raised under 16/01931/MNR and those relating to privacy and impact on neighbouring dwellings in relation to the rear extensions were fully considered under 16/01931/MNR.
 - The Council served a Breach of Condition Notice with regard to non-compliance with conditions attached to a previous planning permission relating to the dwelling situated to the rear. Following the determination of this application further consideration will be given to the pursuit of enforcement action relating to the current breach of planning control.
 - With reference to cladding being a fire hazard, this is a matter which is dealt with under Building Regulation Legislation and not Planning Legislation.

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.

- 9.3 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.

10. **RECOMMENDATION**

- 10.1 Having taken all of the relevant factors into consideration it is concluded that the proposal is considered unacceptable for the reasons outlined above and refusal of permission is recommended.

HOWELLS SCHOOL

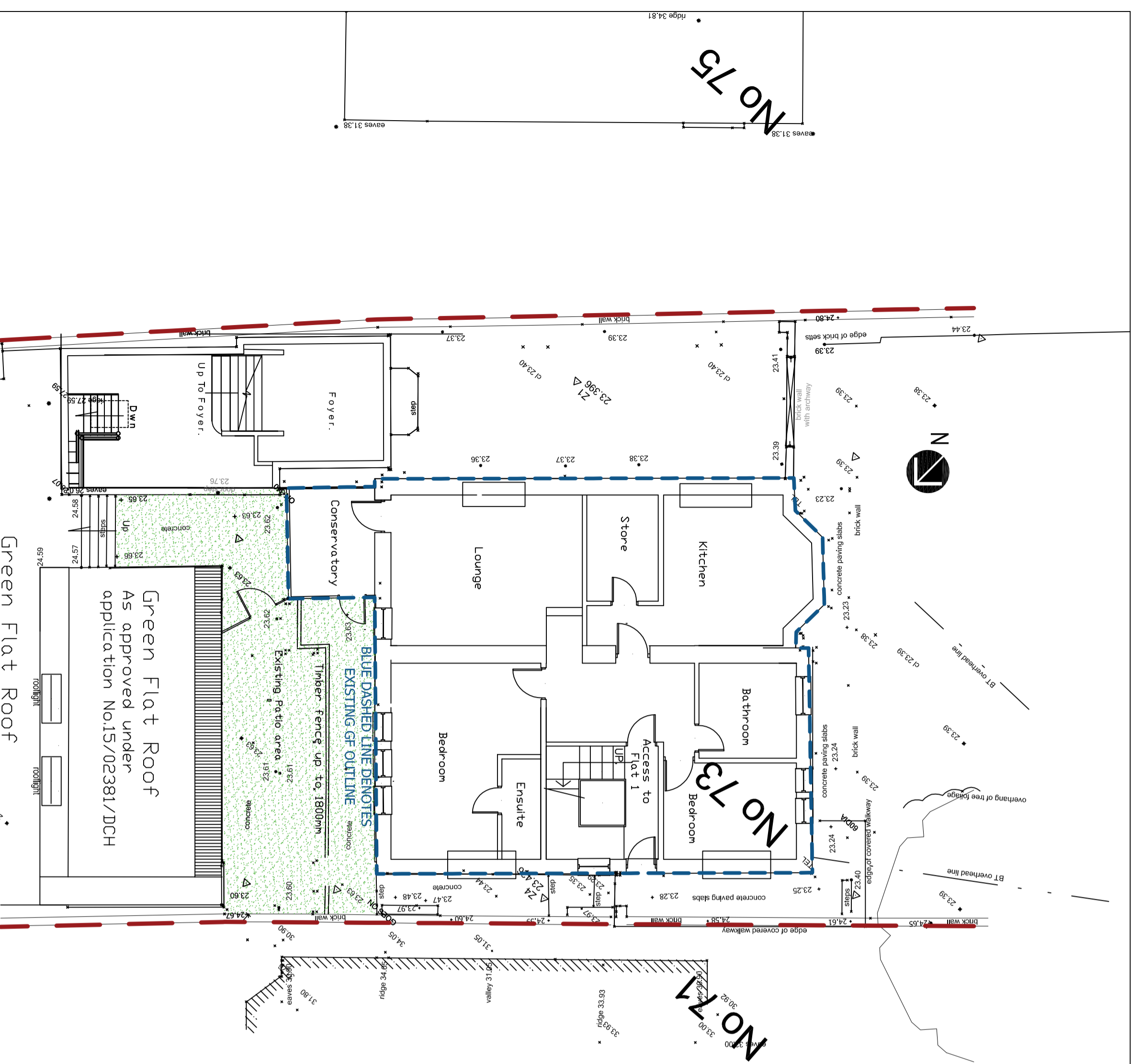
HOWELLS SCHOOL



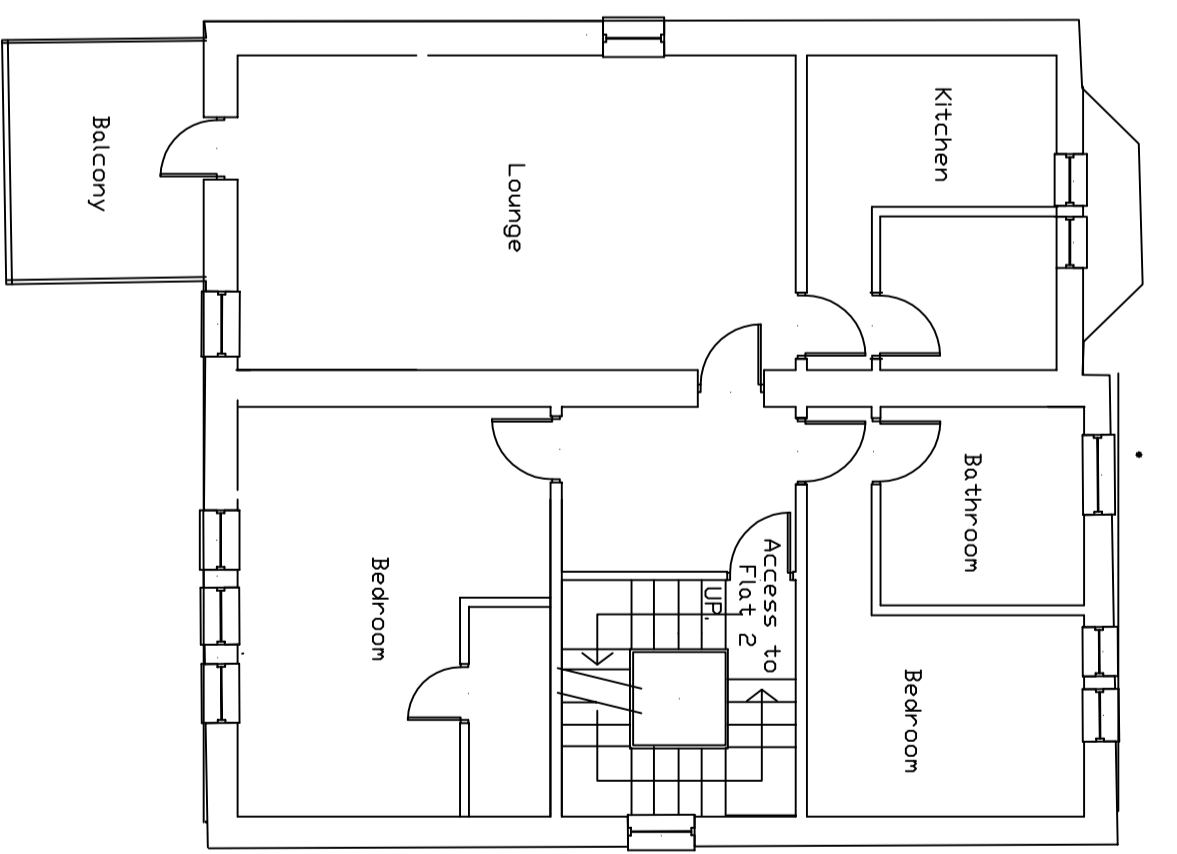
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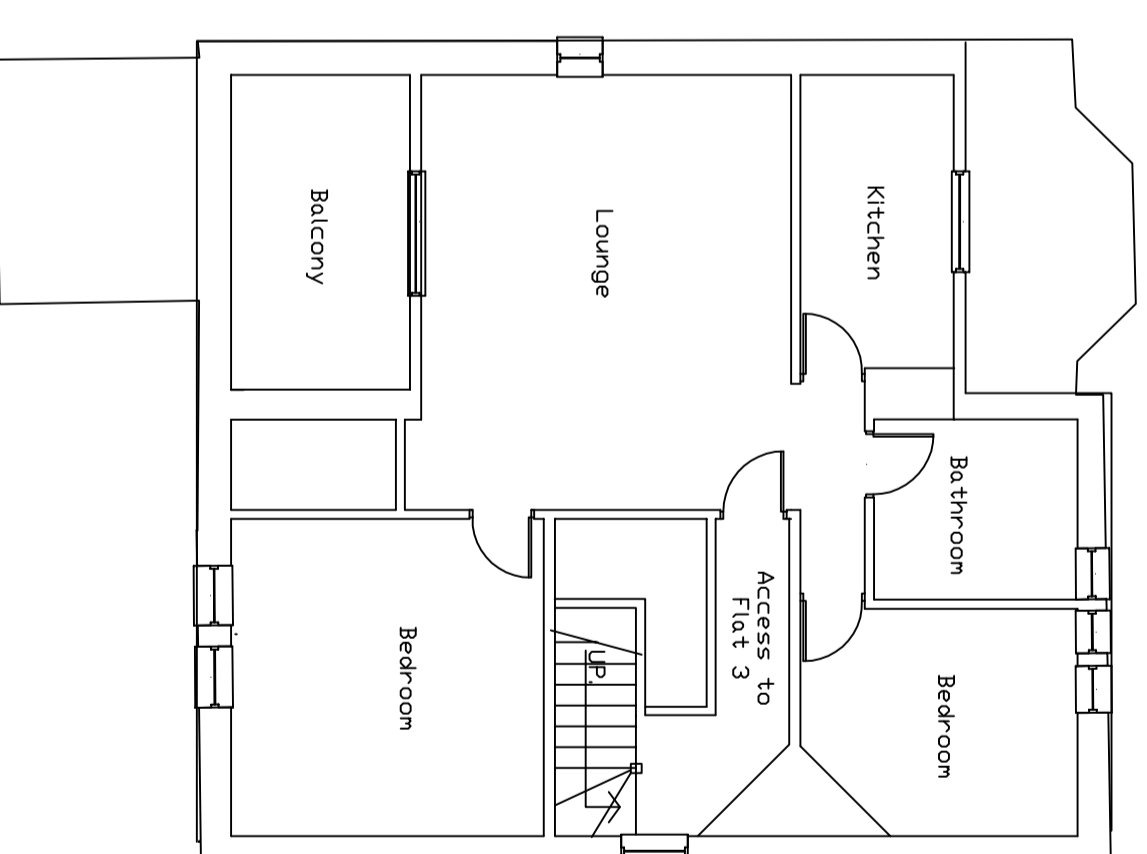
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EXISTING GROUND FLOOR PLAN



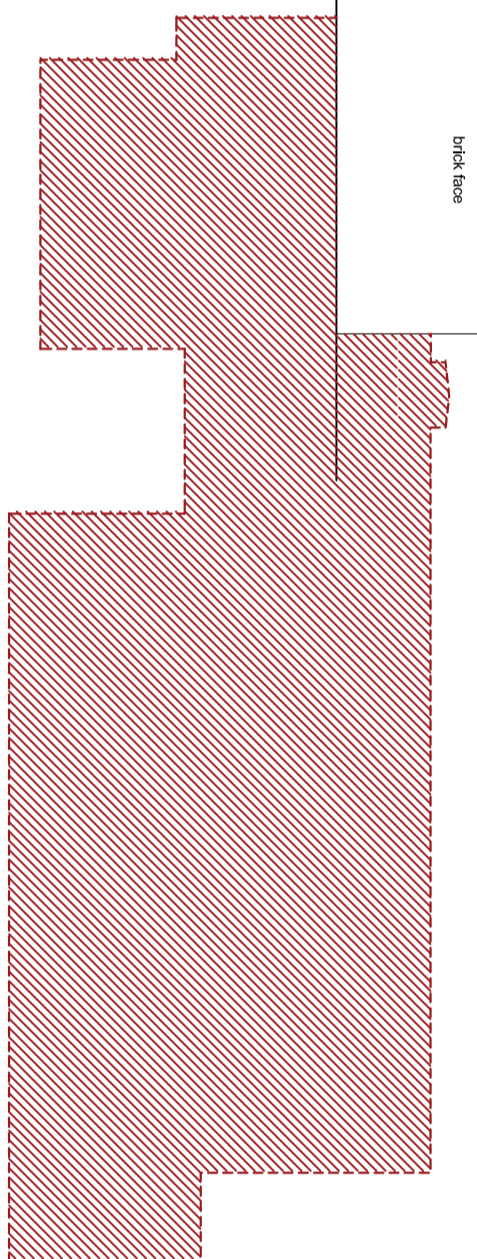
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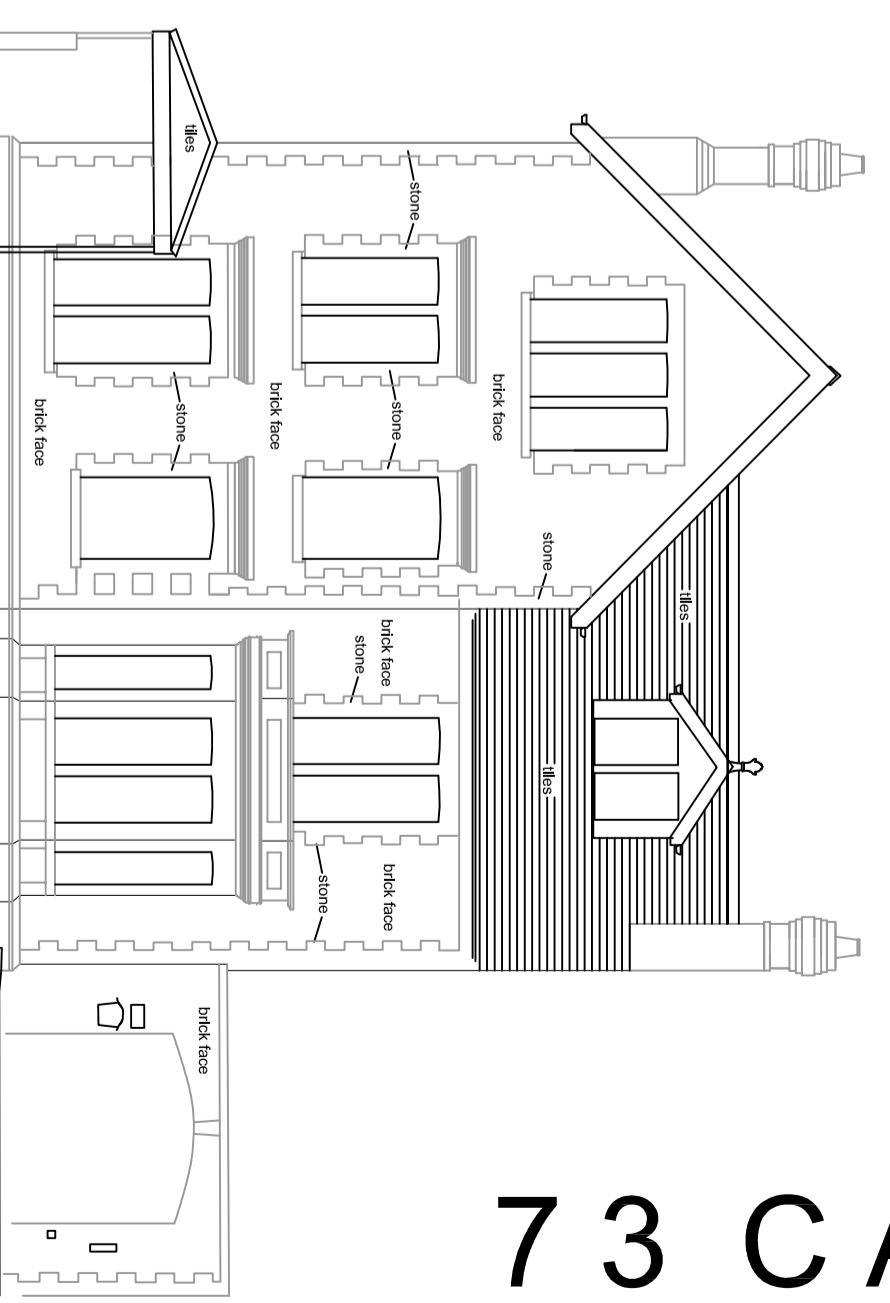
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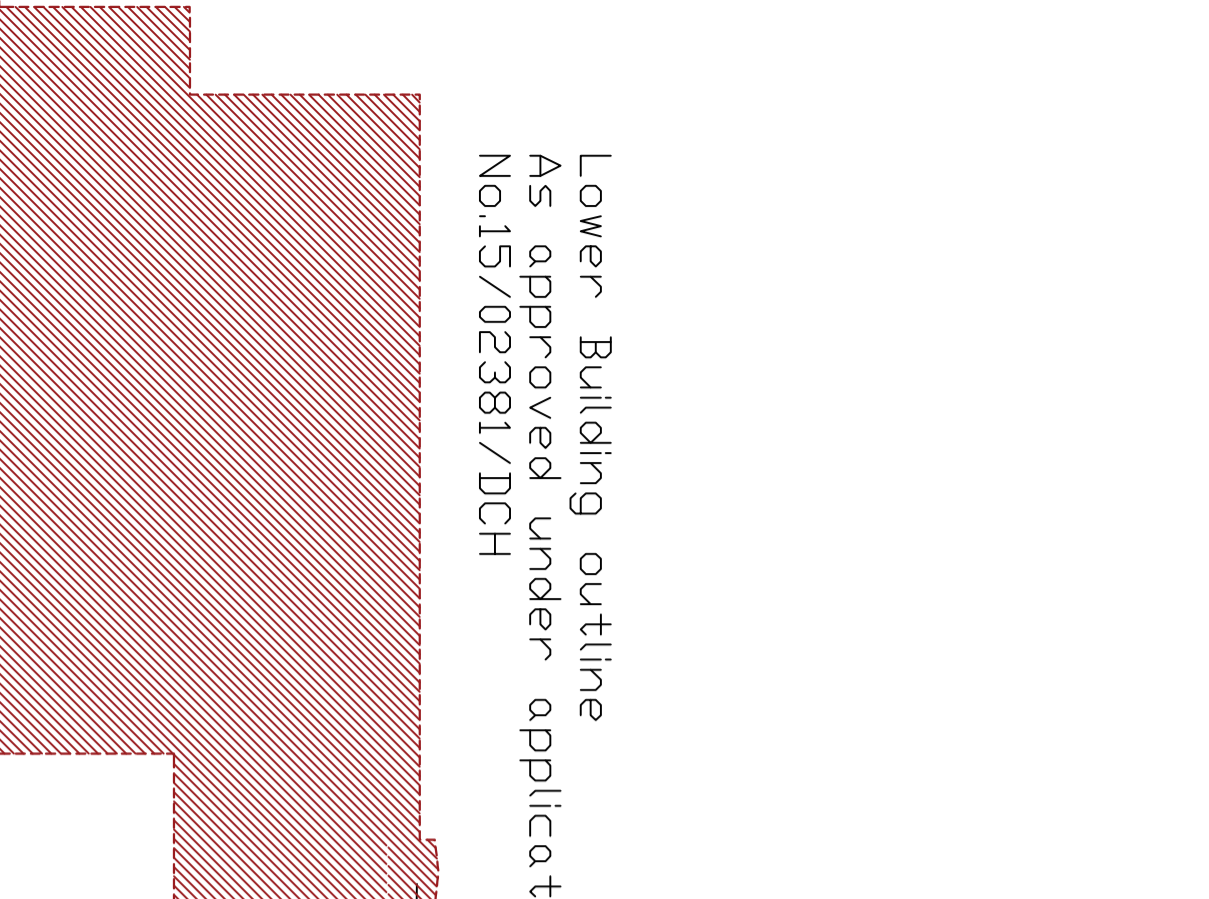
EXISTING SIDE ELEVATION



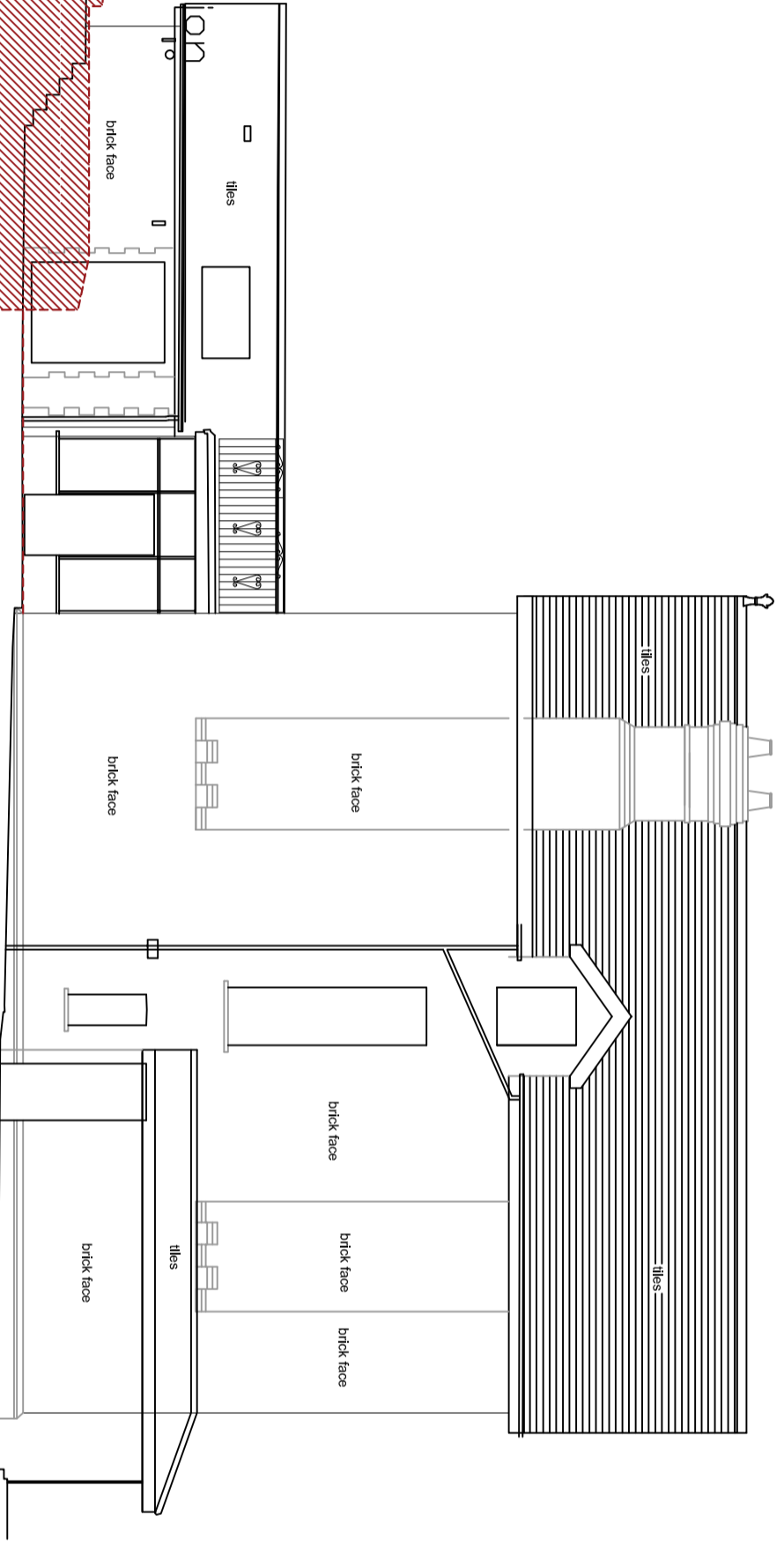
EXISTING SIDE ELEVATION



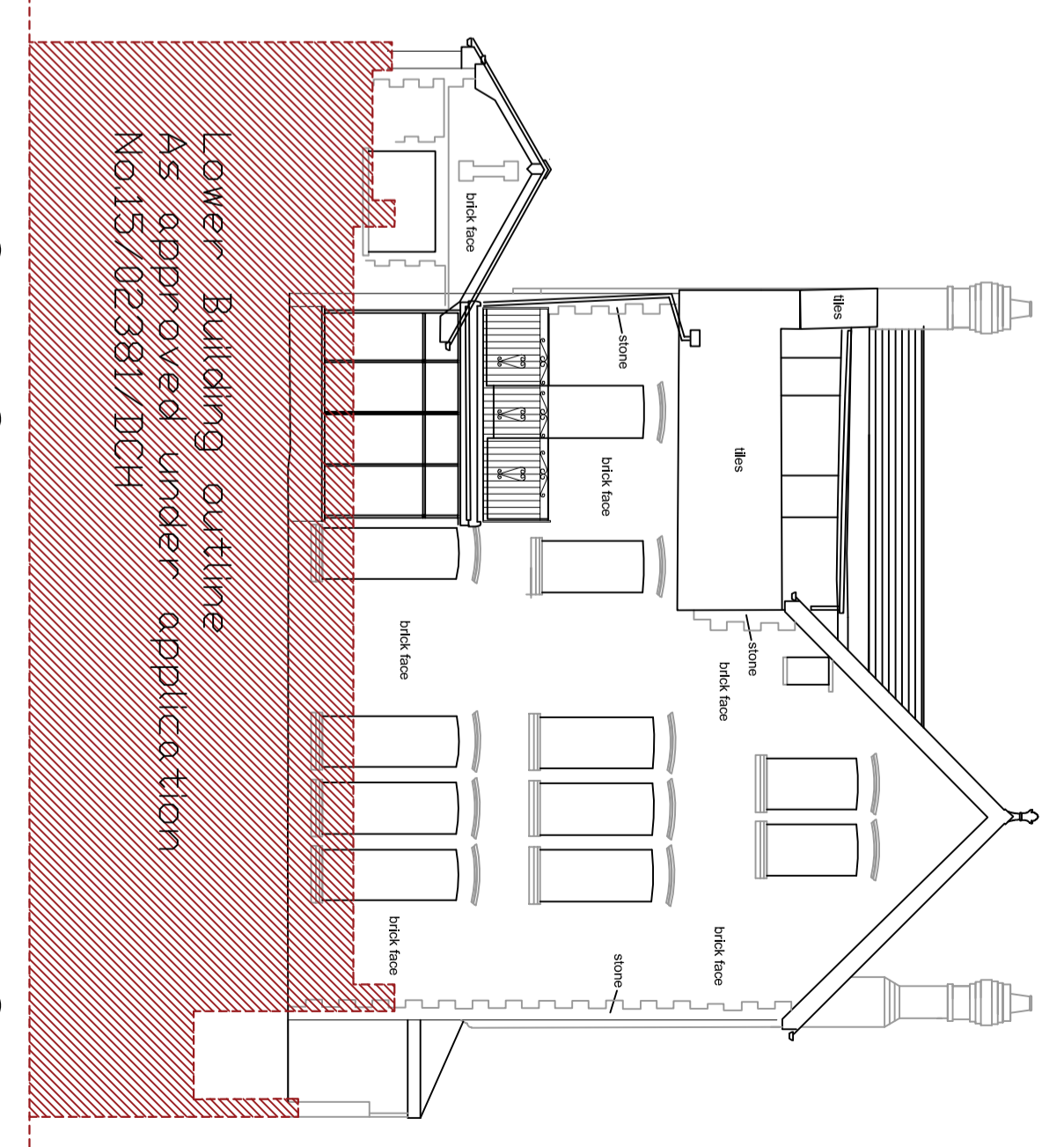
FRONT EXISTING ELEVATION



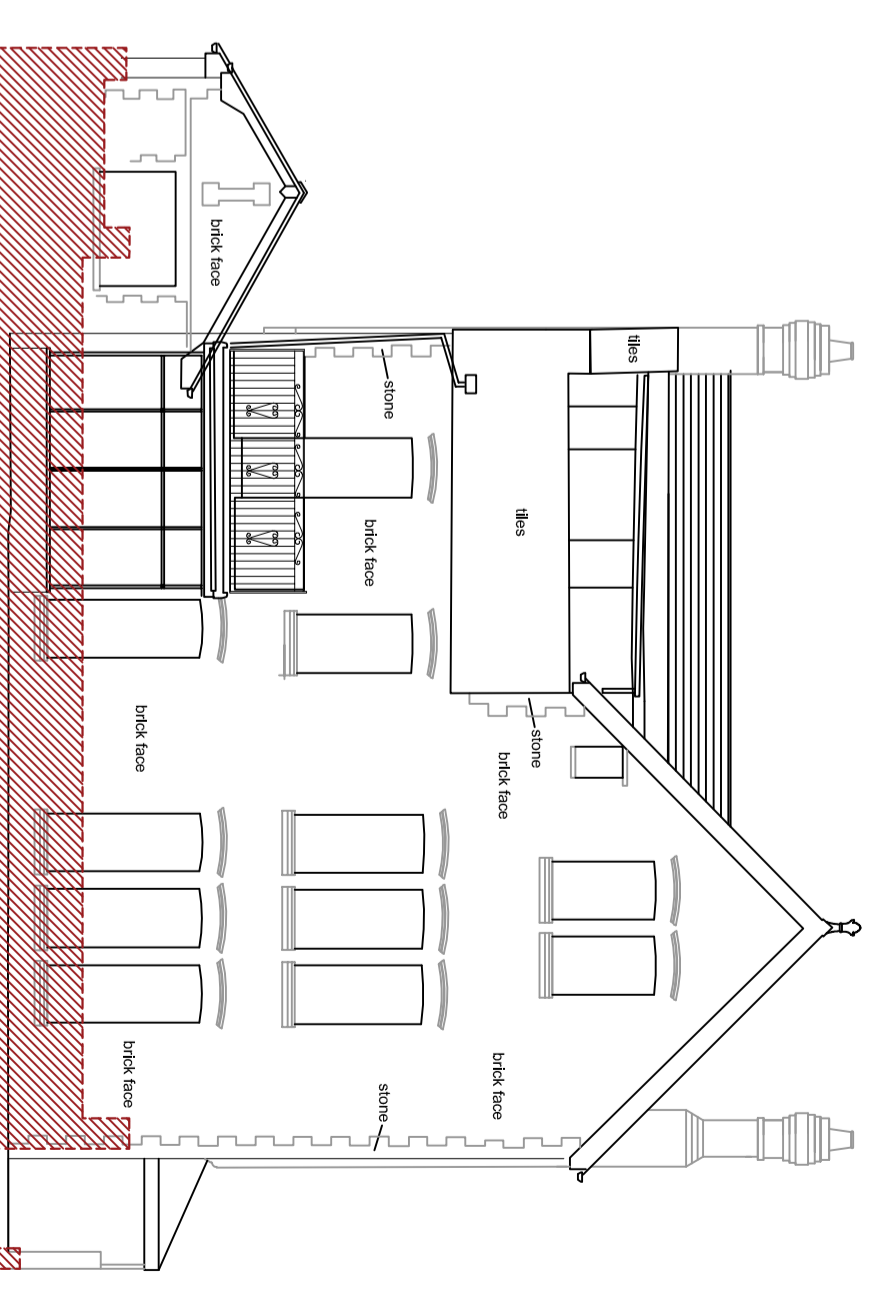
Lower Building outline
As approved under application
No.15/02381/DCH



EXISTING SIDE ELEVATION



Lower Building outline
As approved under application
No.15/02381/DCH



EXISTING REAR ELEVATION

73 CARDIFF ROAD

DESIGN STAGE-PLANNING PURPOSES ONLY



Varco

PROPOSED DEVELOPMENT OF FLATS
EXISTING PLANS AND ELEVATIONS

VAR-1112

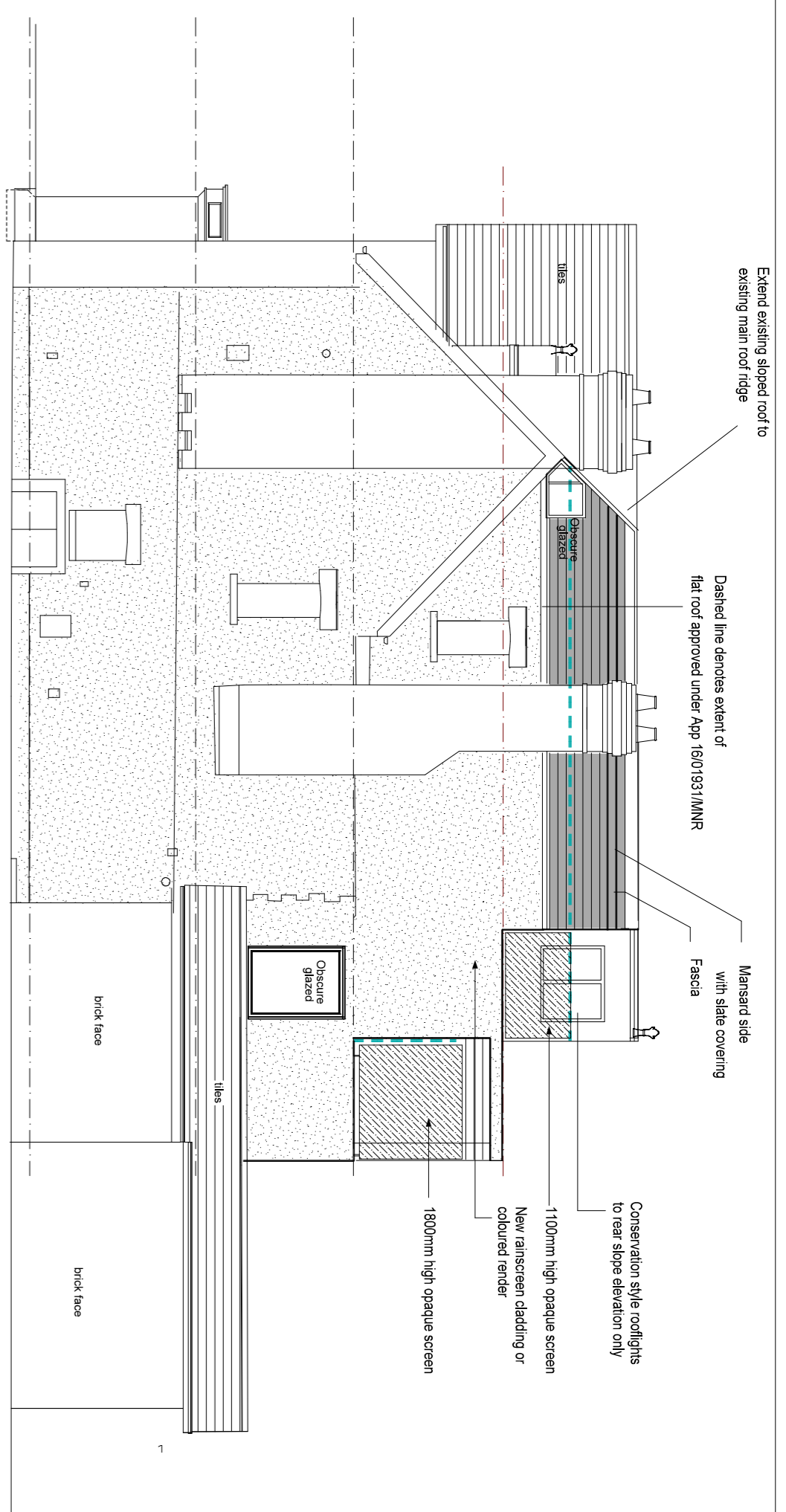
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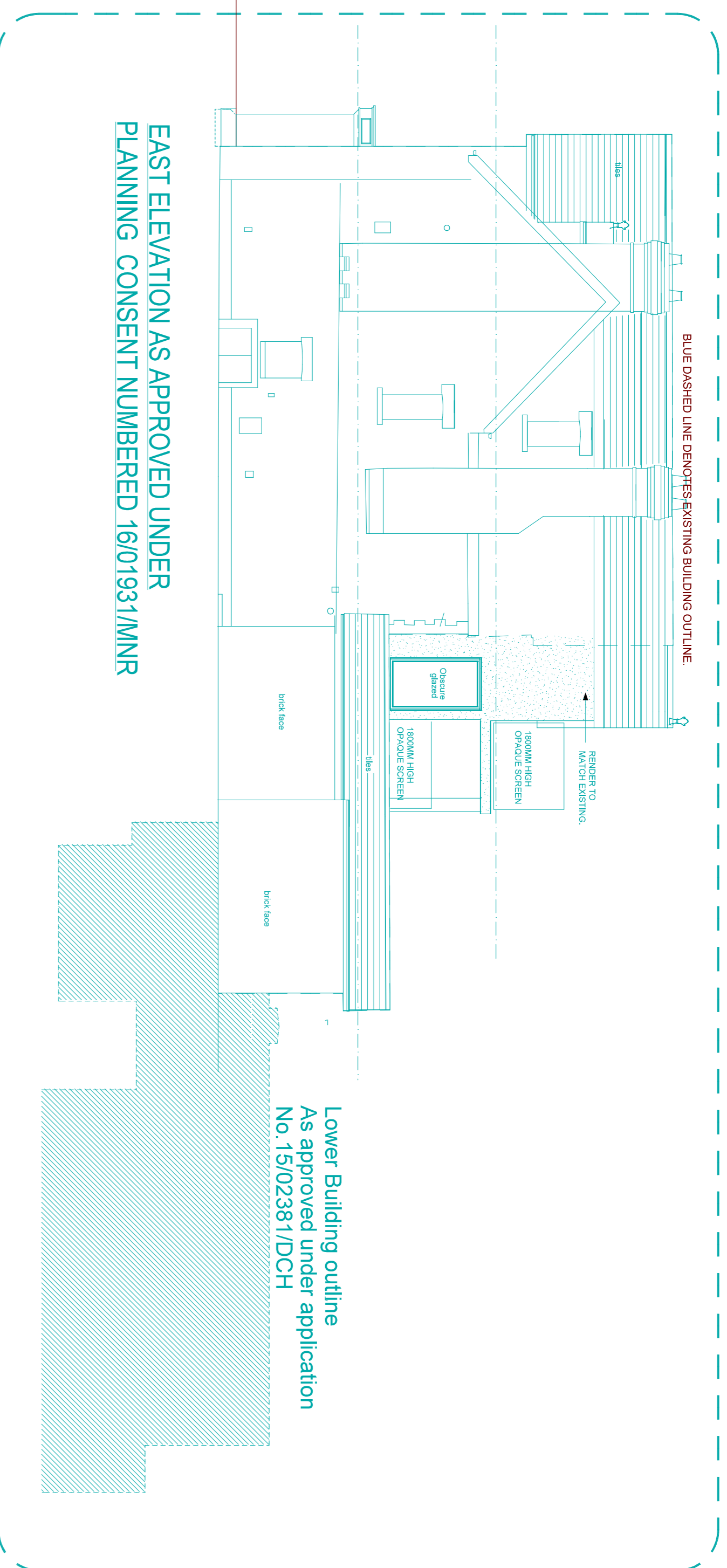
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PROJECT: 73 CARDIFF ROAD, CARDIFF

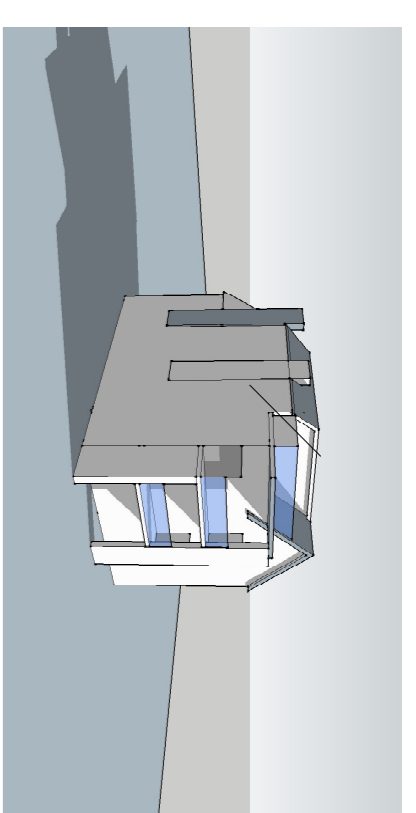
CLIENT: ALDO



ELEVATION A- EAST



EAST ELEVATION AS APPROVED UNDER PLANNING CONSENT NUMBERED 16/01931/MNRR

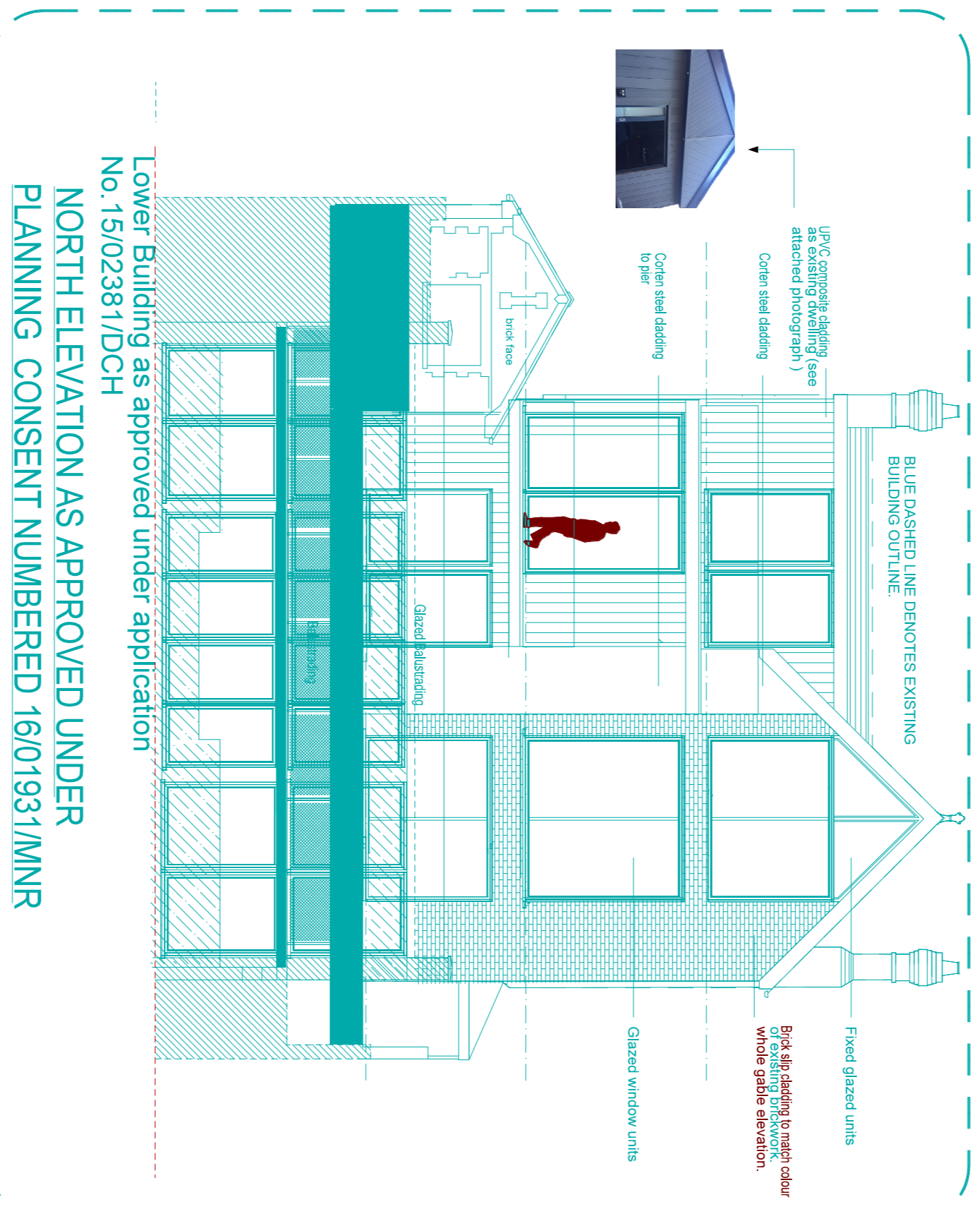


MASSING MODEL OF REAR ELEVATION SHOWING 3RD FLOOR

73 CARDIFF ROAD



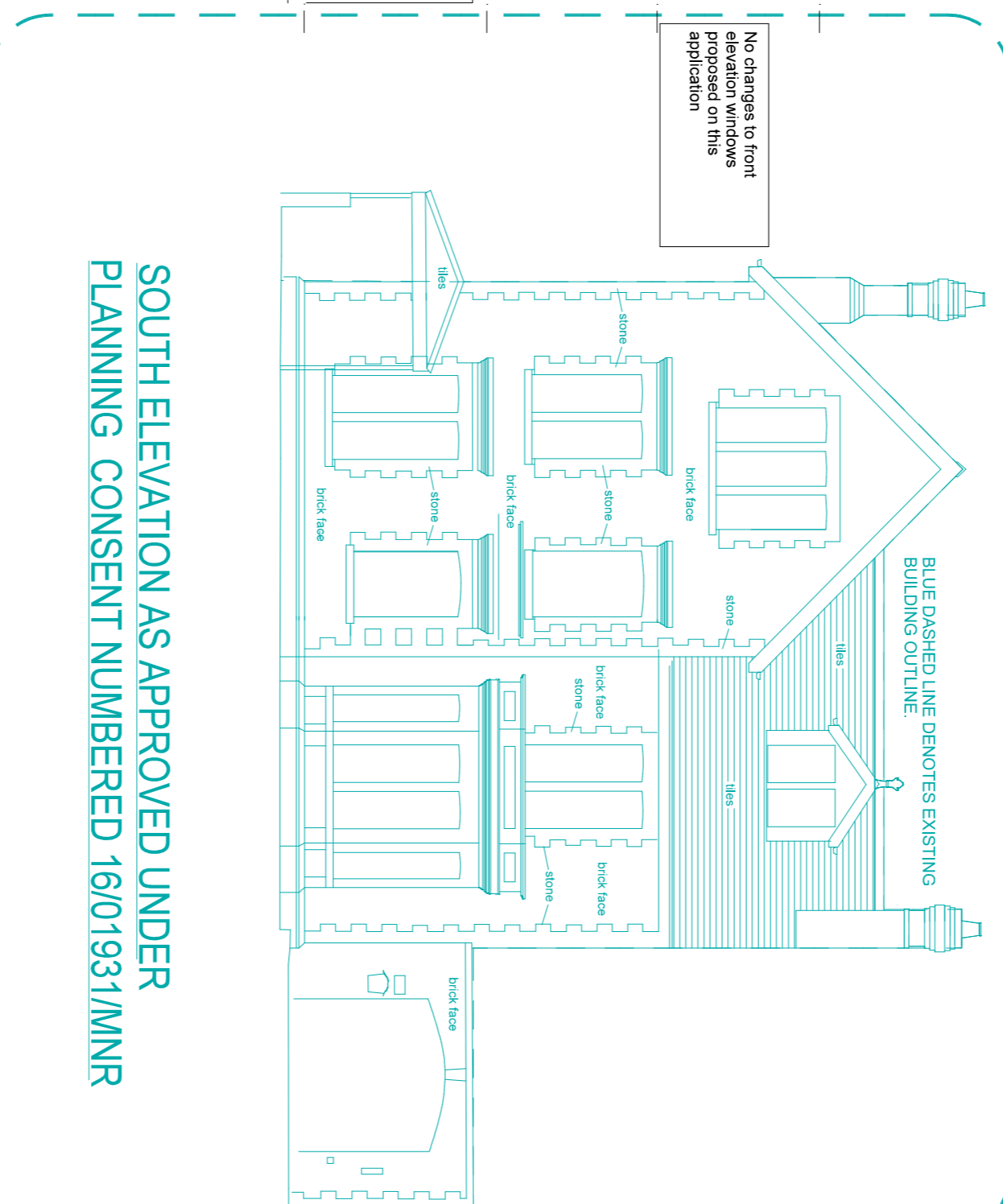
ELEVATION B - NORTH



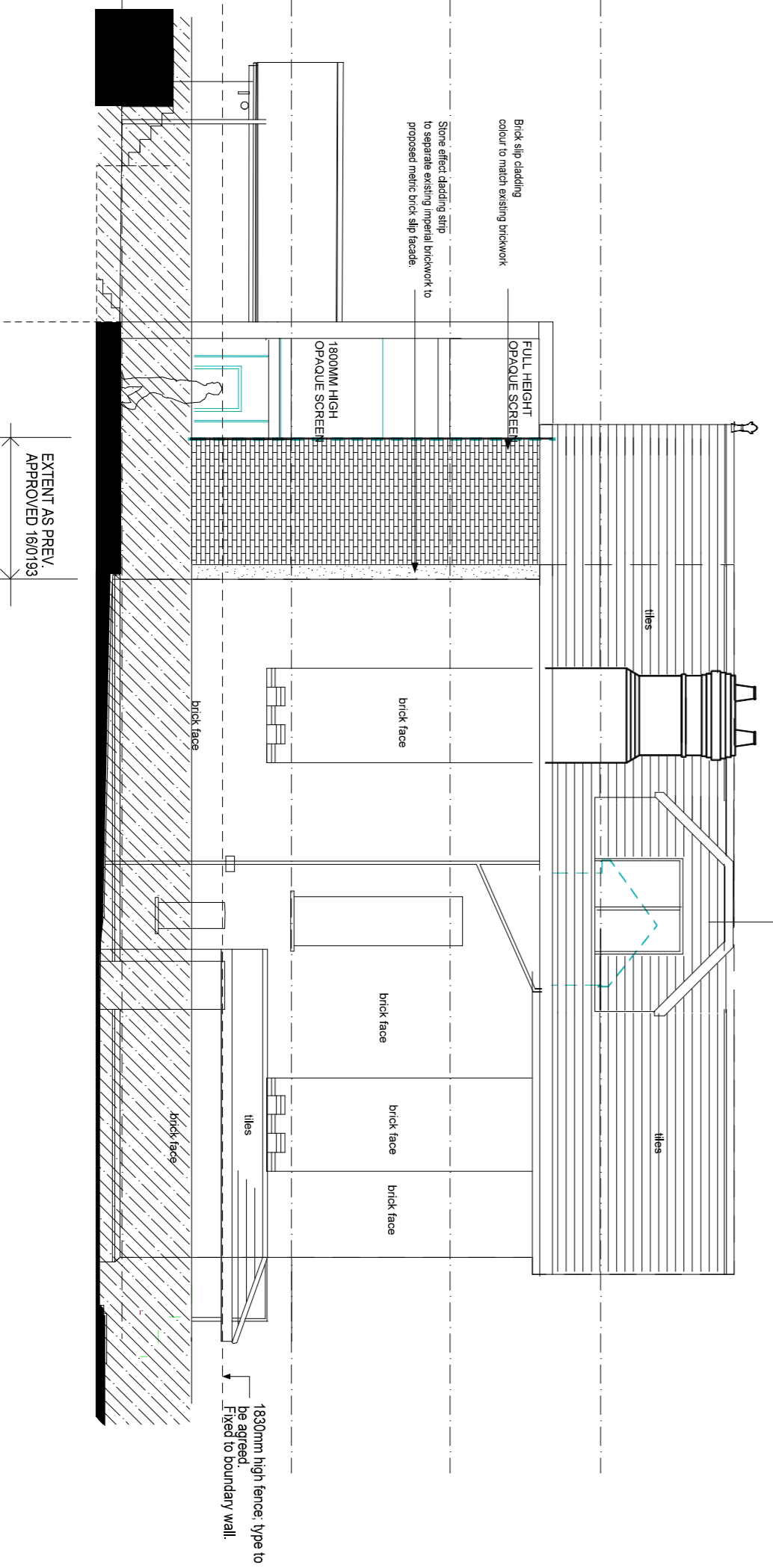
Lower Building as approved under application No.15/02381/DCH NORTH ELEVATION AS APPROVED UNDER PLANNING CONSENT NUMBERED 16/01931/MNRR



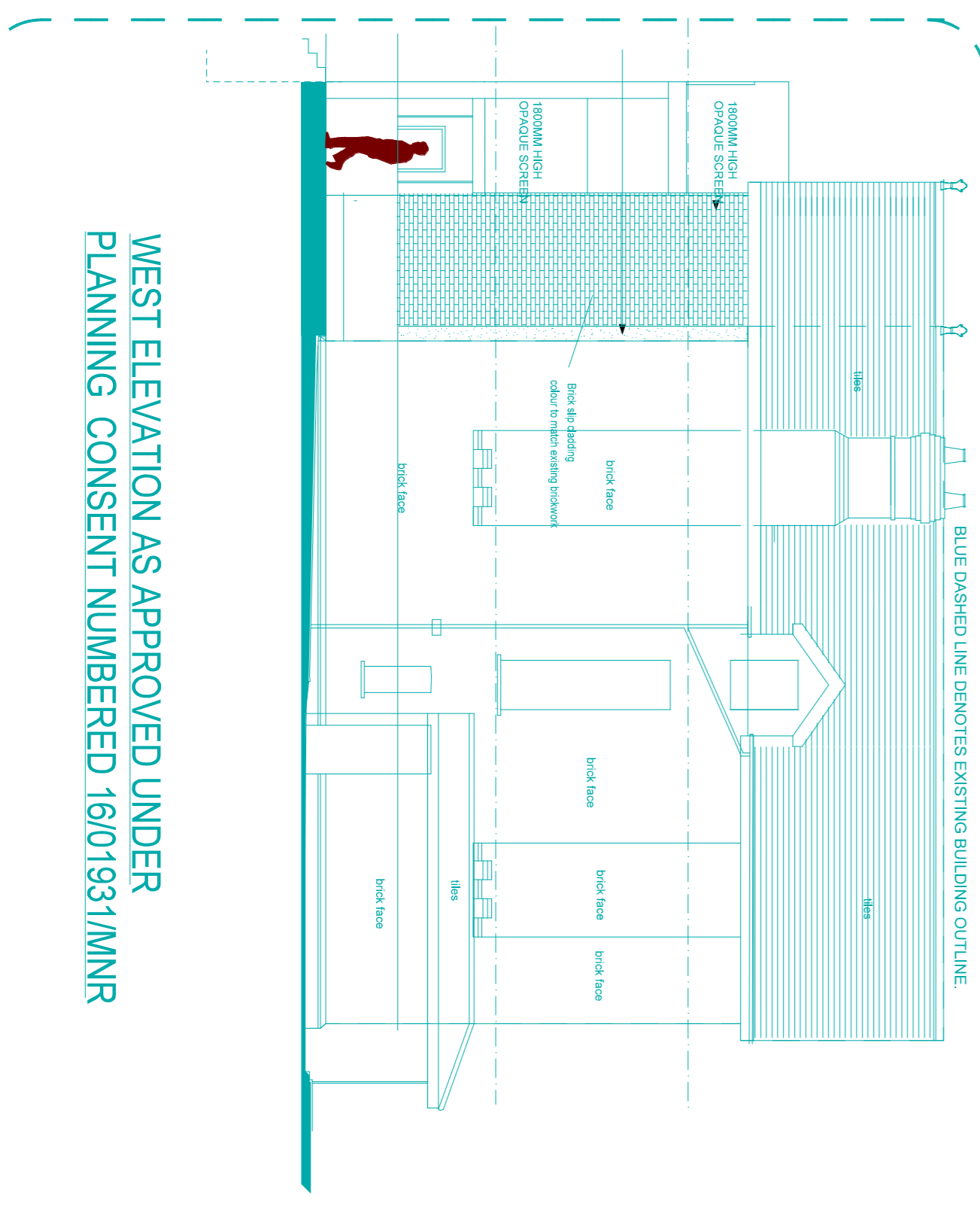
ELEVATION D - SOUTH



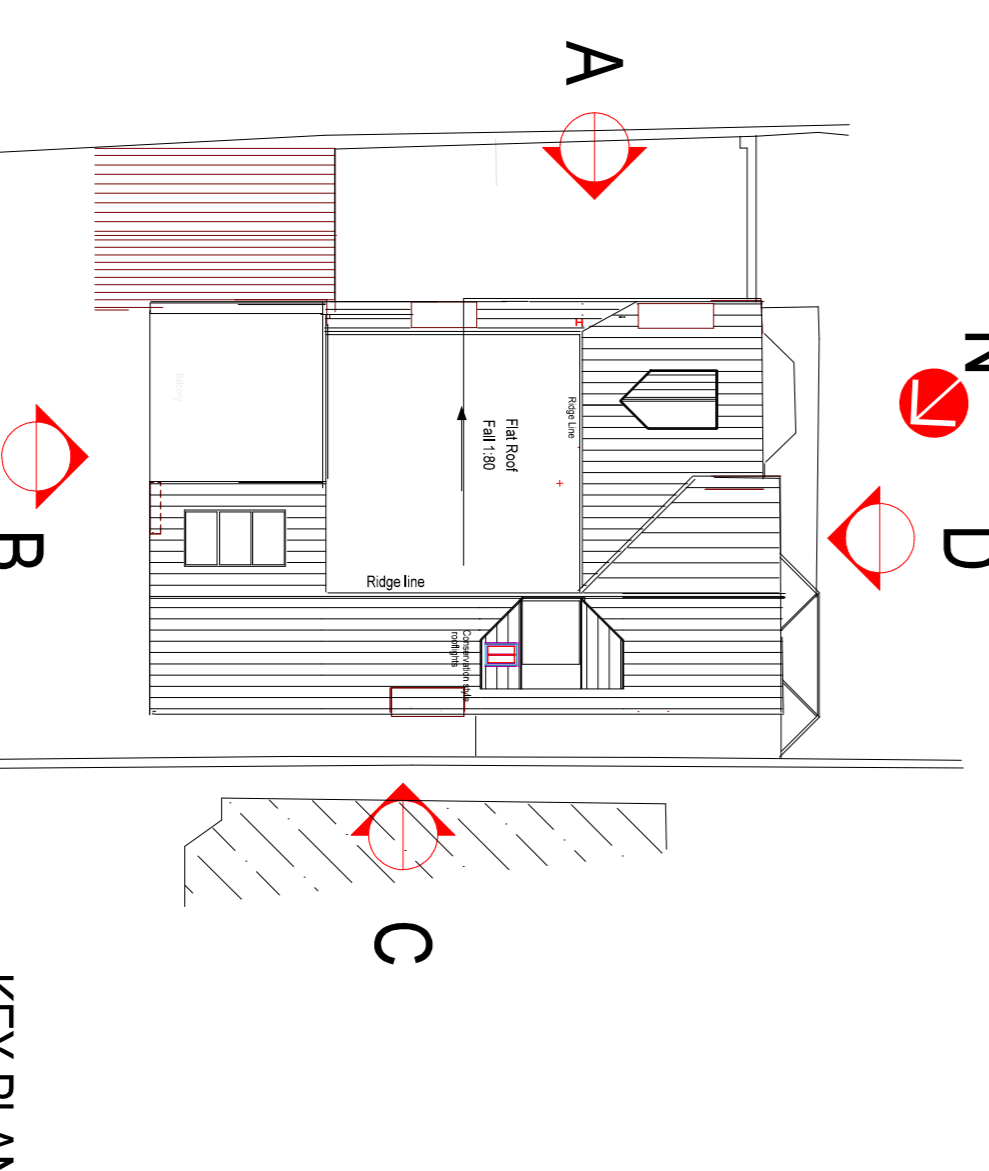
SOUTH ELEVATION AS APPROVED UNDER PLANNING CONSENT NUMBERED 16/01931/MNRR



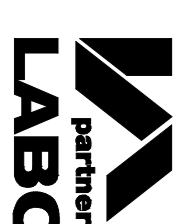
ELEVATION C - WEST



WEST ELEVATION AS APPROVED UNDER PLANNING CONSENT NUMBERED 16/01931/MNRR



KEY PLAN



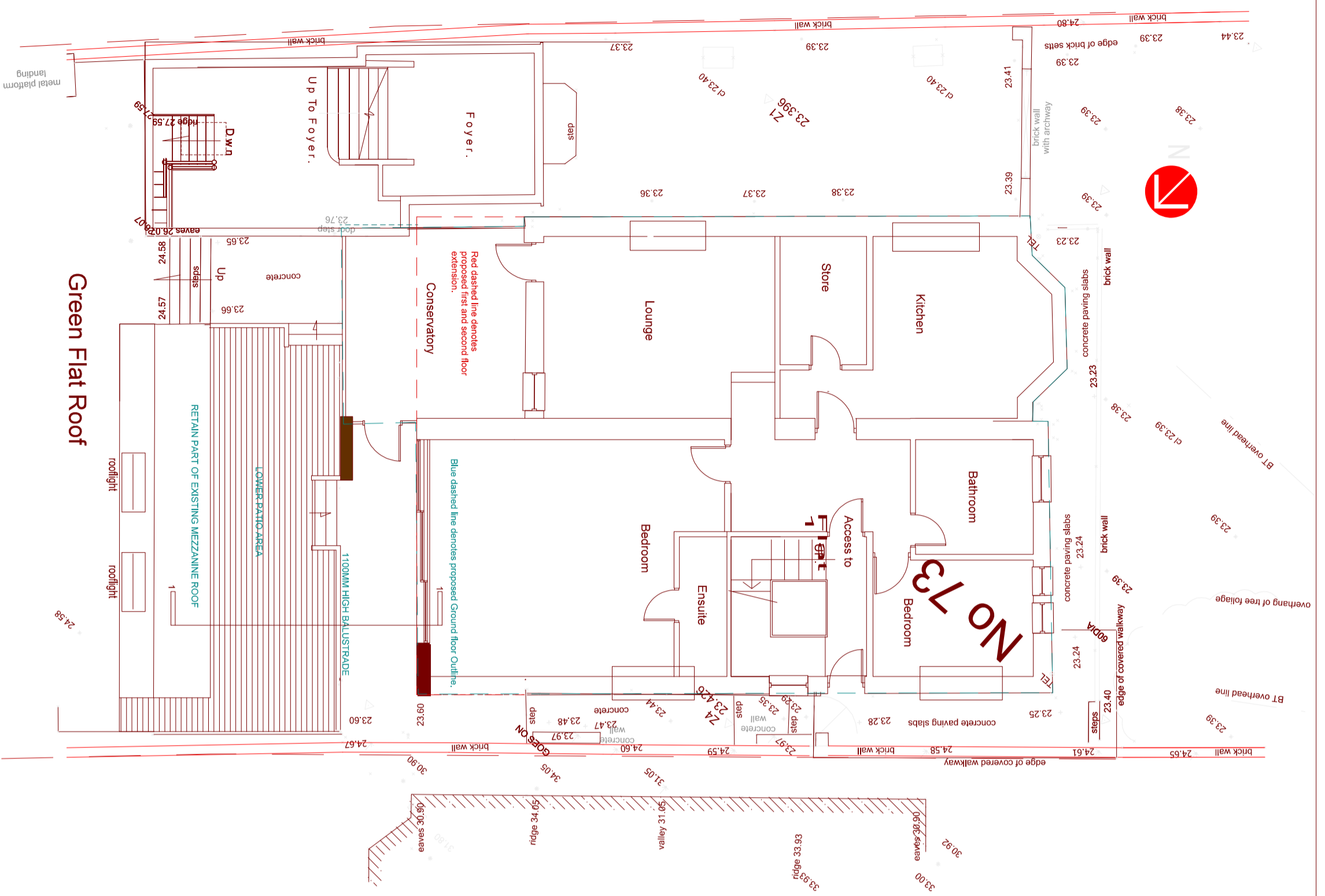
MR L. EDMUNDS
 TECHNICAL CONSULTANT
 255 CARDIFF ROAD
 CARDIFF CF11 2EE
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VARCO
 255 CARDIFF ROAD
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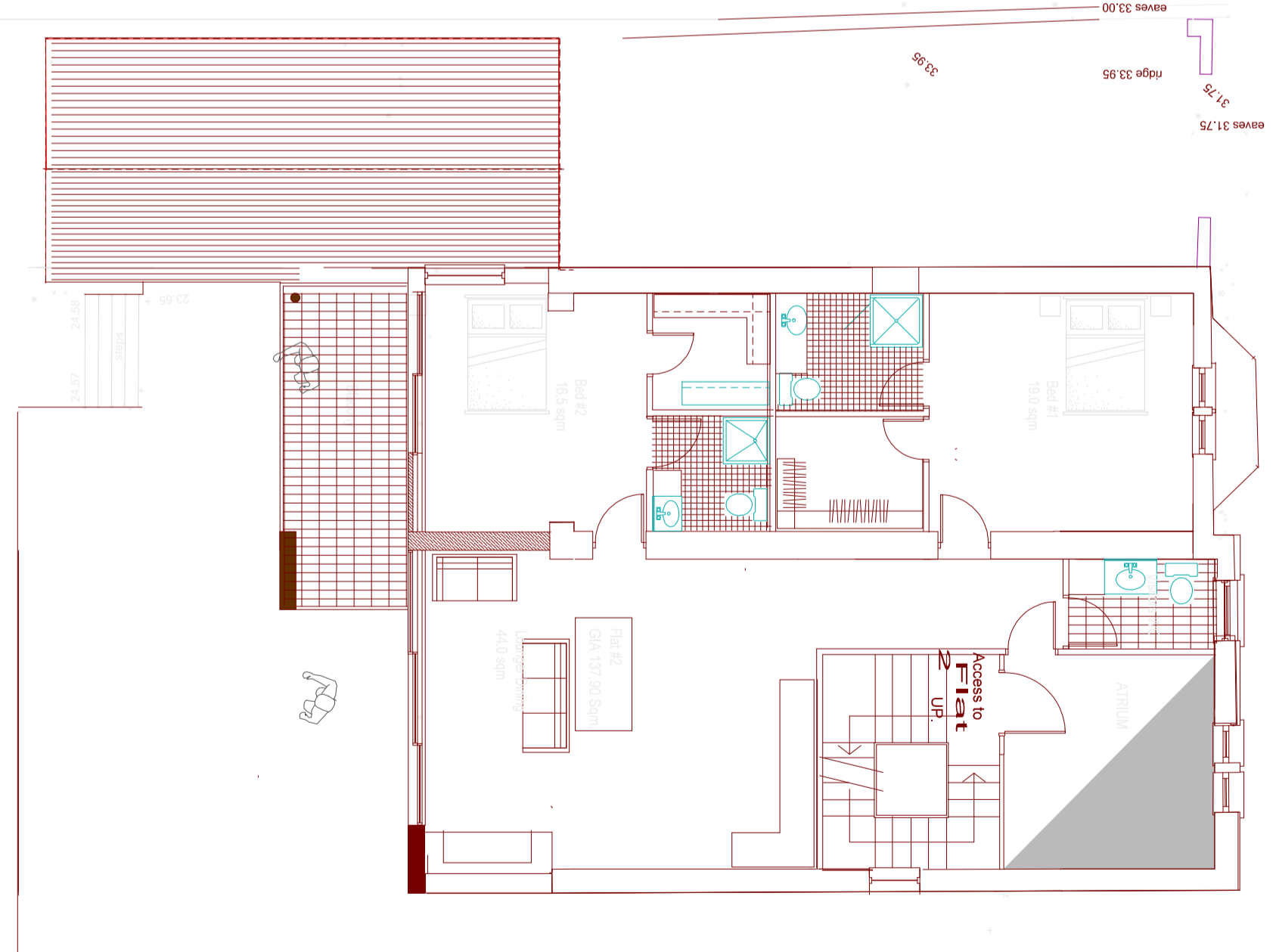
PLANNING DRAWINGS - PROPOSED ELEVATIONS
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 O: 01495 344444
 Q: 01495 344444
 A: 0205 173

DATE: 11/06/2017
SCALE: 1:100
PROJECT: 16/01931/MNRR
CLIENT: VARCO

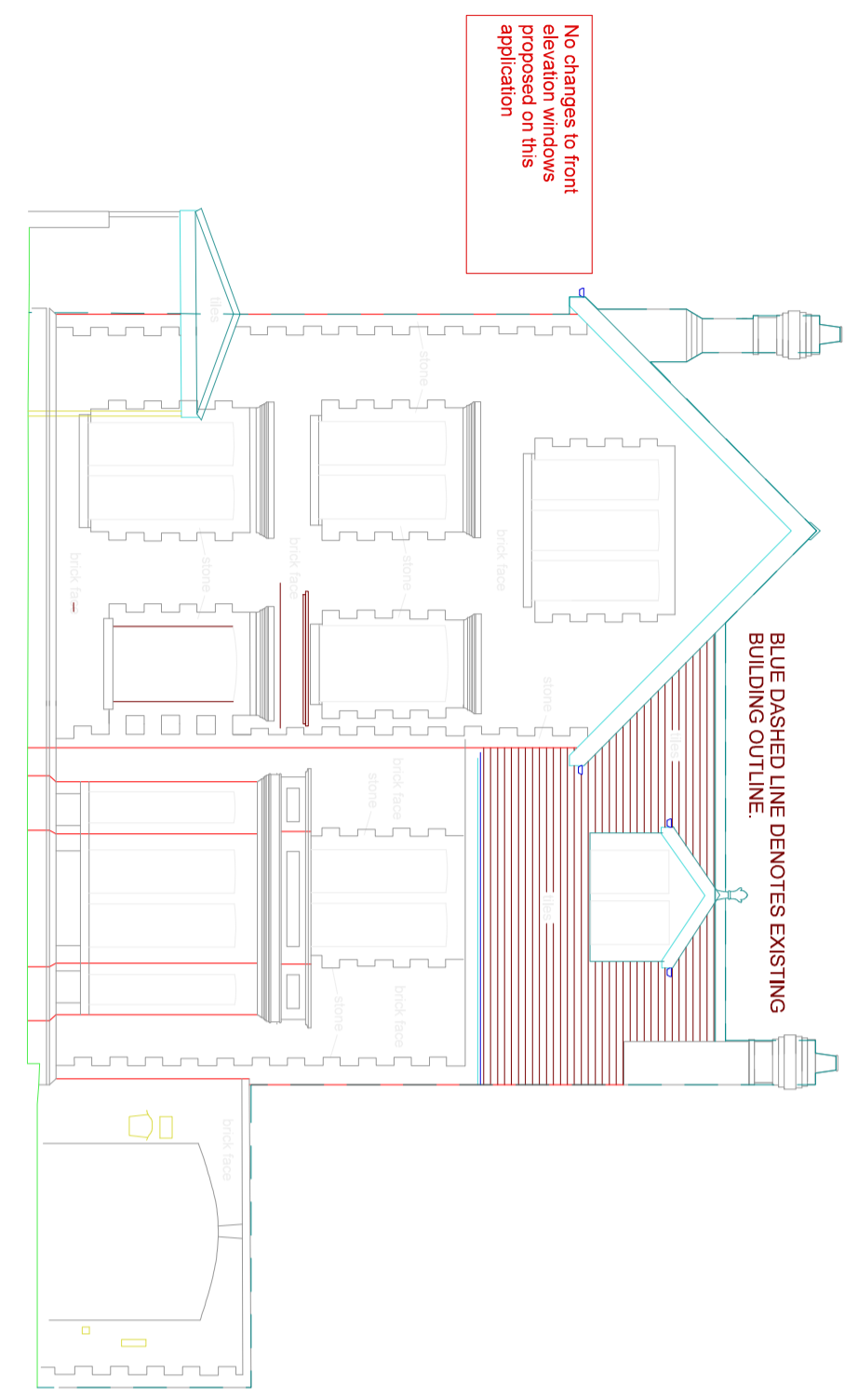
APPROVED BY: A.104
DATE: E



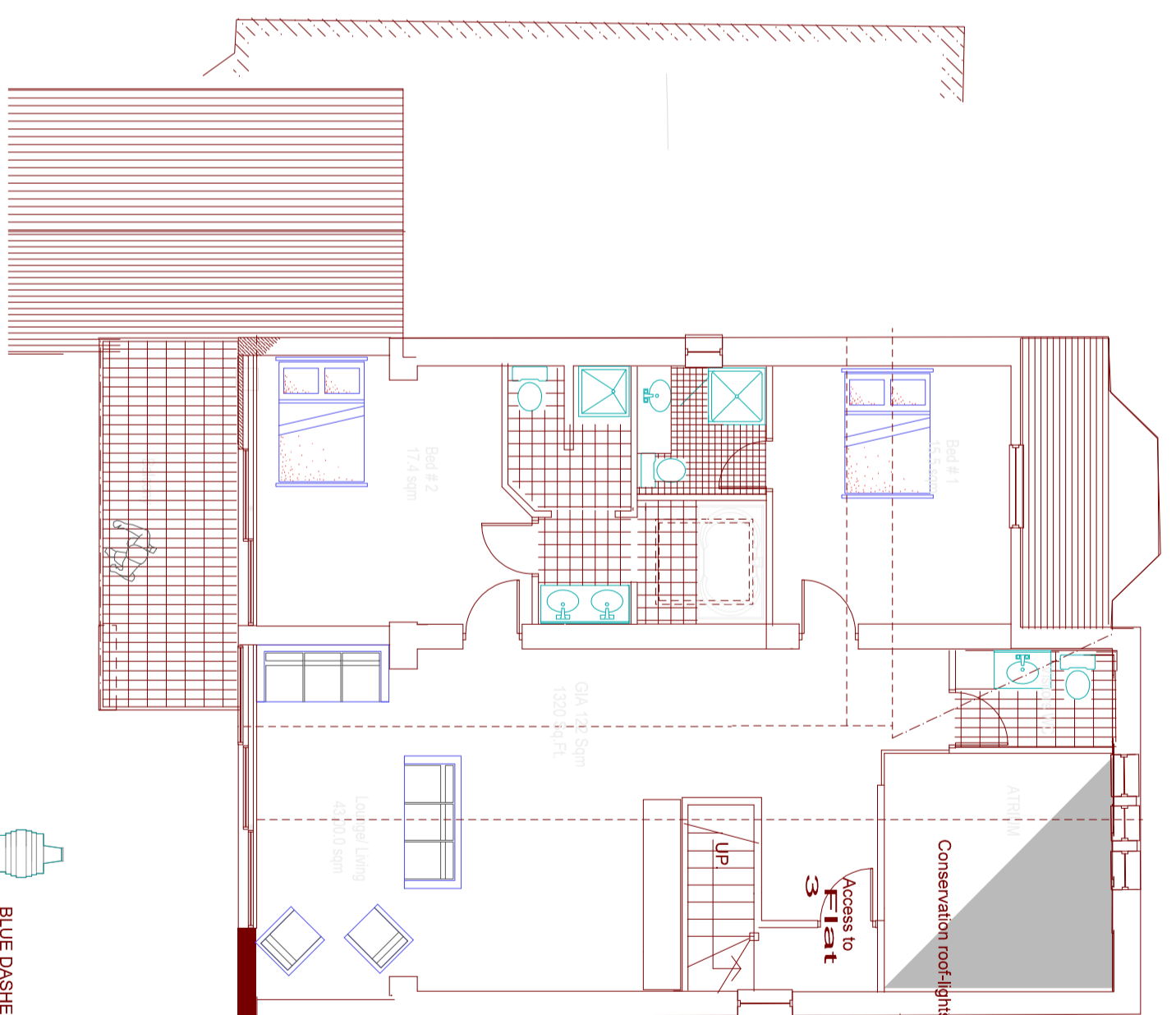
PROPOSED GROUND FLOOR PLAN



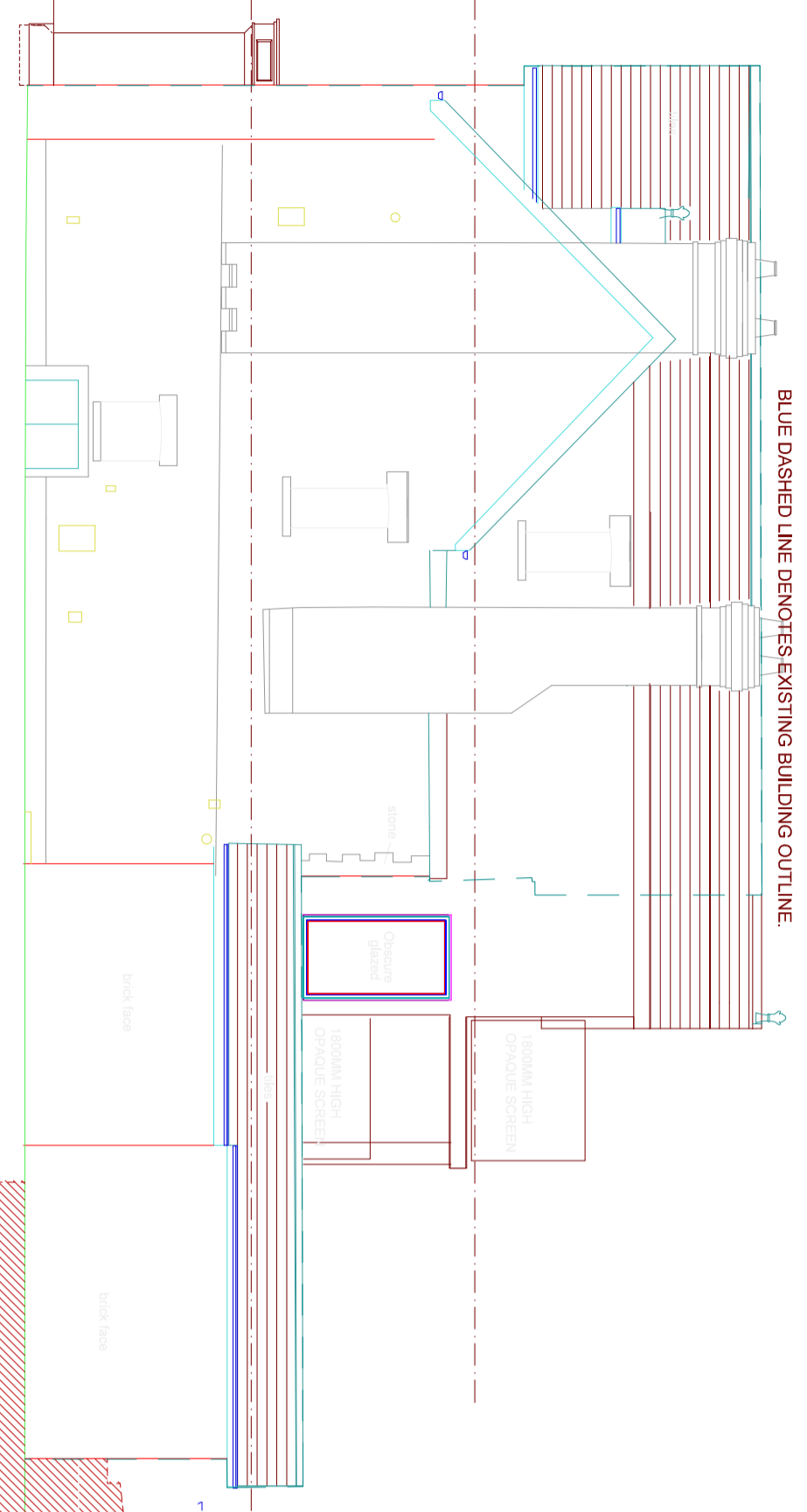
PROPOSED FIRST FLOOR PLAN



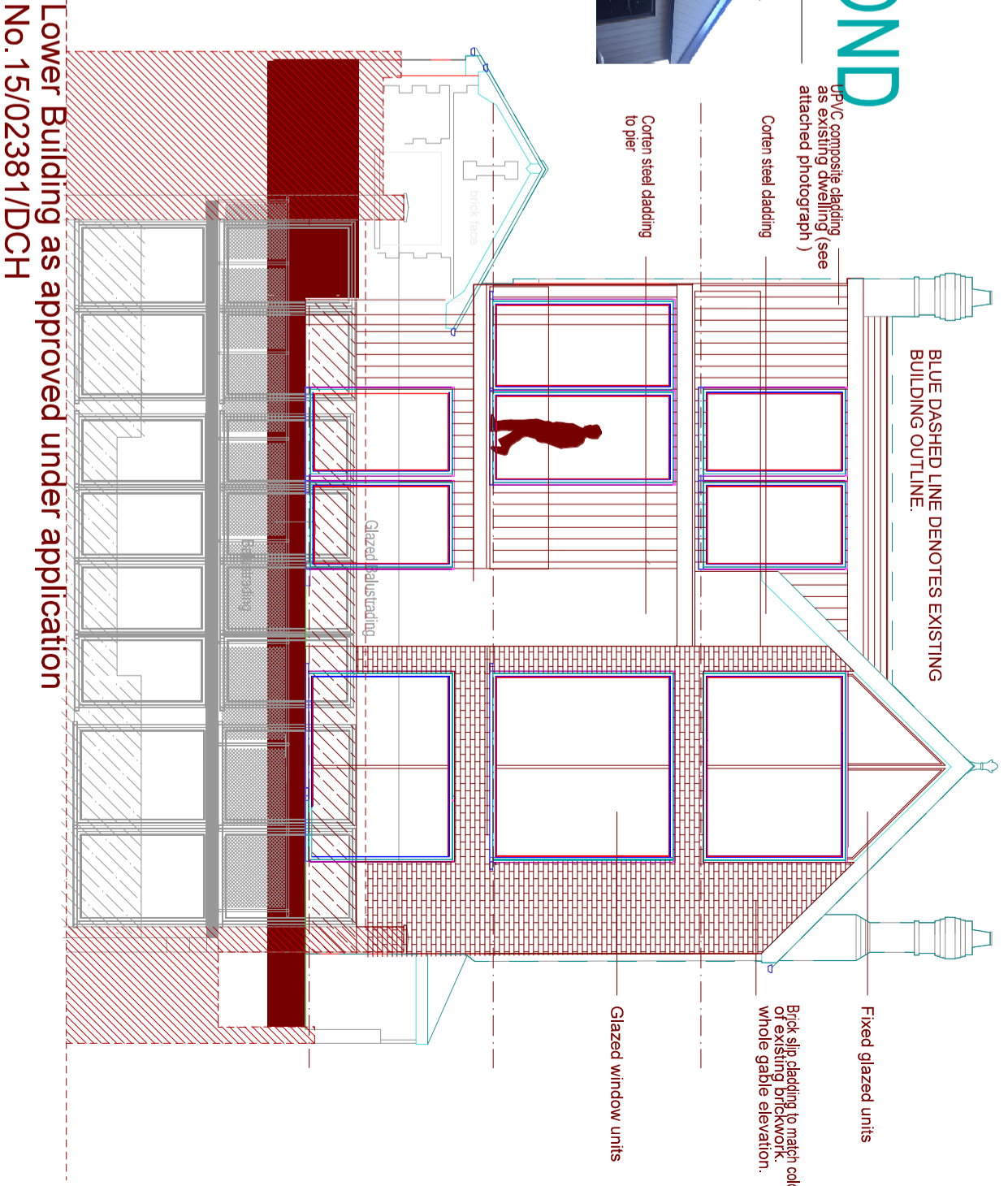
FRONT PROPOSED ELEVATION C



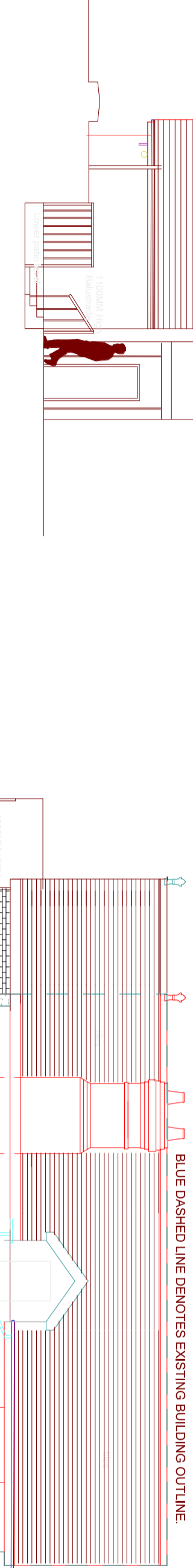
PROPOSED SECOND FLOOR PLAN



PROPOSED SIDE ELEVATION D



PROPOSED REAR ELEVATION B



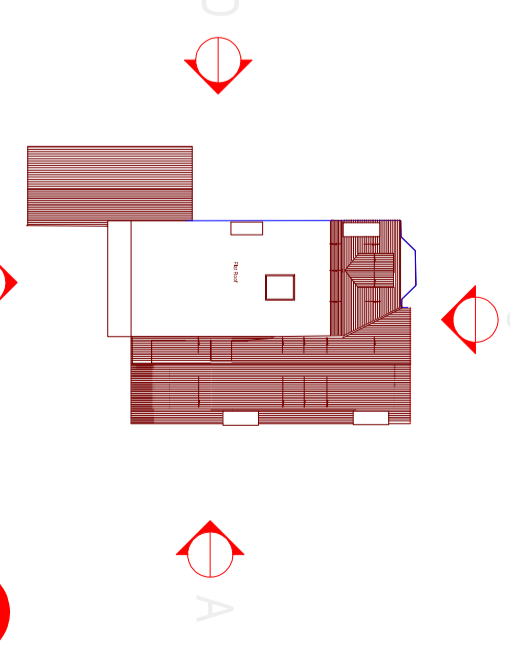
PROPOSED SIDE ELEVATION A

Lower Building outline
 As approved under application
 No. 15/02381/DCH
 Cut back as shown to create new lower level
 patio area

Lower Building outline
 As approved under application
 No. 15/02381/DCH

Lower Building as approved under application
 No. 15/02381/DCH

Section 1-1



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MEMBER OBJECTION

COMMITTEE DATE: 10/01/2018

APPLICATION No. **17/02538/MNR** APPLICATION DATE: 26/10/2017

ED: **CATHAYS**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Patel

LOCATION: 70 GELLIGAER STREET, CATHAYS, CARDIFF, CF24 4LB

PROPOSAL: CHANGE OF USE FROM C4 (SIX OCCUPANTS) TO
HOUSE IN MULTIPLE OCCUPATION SUI GENERIS (SEVEN
OCCUPANTS)

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:

- A108
- A109
- A110

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 7 person HMO 1 secured cycle parking space shall be provided 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 T5 of the Cardiff Local Development Plan 2006 - 2026.

4. No more than 7 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 in accordance with Policy KP5 of the Cardiff Local Development Plan 2006 – 2026.

5. Prior to the use of the property as a 7 person HMO a refuse storage area shall be provided within the curtilage of the property. The refuse 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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to change the use of the property from a C4 HMO (3-6 occupants) to a 7 person Sui Generis HMO
- 1.2 Internally the property accommodates one bedroom, a shower room and a combined kitchen/diner and lounge on the ground; four bedrooms and a toilet on the first floor and two bedrooms and a shower room in the second floor attic conversion.
- 1.3 Externally an amenity space of approximately 43 square metres is provided to the rear of the property.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey building located within a terrace of two storey properties within the Cathays Ward of Cardiff.

3. **SITE HISTORY**

Application No : 17/01172/DCH
Proposal : REAR DORMER ROOF EXTENSION FOR LOFT CONVERSION, INSERTION OF TWO 2 NO. ROOF LIGHTS AND INTERNAL RENOVATION TO INCREASE OCCUPANTS FROM FOUR (C4) TO SIX (C4).
Application Type: CLD
Decision : PER
Decision Date : 17/07/2017

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 12: Design
Planning Policy Wales TAN 21: Waste

4.3 **Relevant Cardiff Local Development Plan Policies:**

Policy KP5 : Good Quality and Sustainable Design
Policy KP13 : Responding to Evidenced Social Needs
Policy H5 : Sub-Division or Conversion of Residential Properties
Policy T5 : Managing Transport Impacts
Policy W2 : Provision for Waste Management Facilities in Development

4.5 Relevant Supplementary Planning Guidance:

Access, Circulation & Parking Standards (January 2010)
Residential Extensions & Alterations (June 2015)
Houses in Multiple Occupation (HMO's) (October 2016)
Waste Collection and Storage Facilities (October 2016)

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 Waste Management have advised that the proposal will have little impact on the production of waste and that the current arrangements are sufficient.
- 5.2 Shared Regulatory Services have not objected to this application.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have been consulted and have objected to this application.

7. **REPRESENTATIONS**

- 7.1 Neighbours have been notified and no objections have been received to this application
- 7.2. Councillors Weaver, Merry and Mackie object to this application for the following reasons:

We believe this application is not in accordance with KP5 of the LDP, the City of Cardiff Council which requires all new HMOs to be high quality, well designed and fit to afford a good quality of life to inhabitants and the surrounding community. The LDP also recognises the cumulative impact of such developments on an area. Paragraph 9.3.3 states: "Insensitive infilling, or the cumulative effects of development or redevelopment, including conversion or adaptation, should not be allowed to damage an area's character or amenity. This includes any such impact neighbouring dwellings, such as serious loss of privacy or overshadowing."

We believe that this application contravenes Cardiff Council's Supplementary Planning Guidance on HMO's adopted in 2016 on the following grounds:

(i) It contravenes section 5.7 which sets up an upper cap on the number of HMO's within a radius of a property, linked to policy H5 of the LDP. The SPG recognises the impact of an over concentration of HMO's in terms of noise, waste, crime and social cohesion and was brought in to address them.

(ii) Section 5.10 of our SPG states: "A property that is already a C4 HMO will not automatically be permitted to become a sui generis HMO. Even though it is already an HMO, if the concentration in the area is high, then by definition, the creation of the larger sui generis HMO will only likely heighten the issues caused by HMOs. As such, C4 to Sui Generis developments will not automatically be considered neutrally or favourably." An increase of one bedroom if agreed and then replicated through the street would significantly affect the noise, waste, crime and social cohesion plus parking issues.

(iii) Section 6.5.2 of the HMO SPG states: "The council's cycle parking standards are set out in the latest Managing Transport Impacts and Parking Standards SPG .The SPG identifies that in HMOs, a minimum of one cycle parking space should be provided for each bedroom." For this application then 7 spaces should be provided. The plans only show 2 places and it is also unclear what the remaining amenity space would be if 7 were provided.

For all these reasons we would wish to object to the application to become a 7 bed sui generis house in multiple occupation.

8. **ANALYSIS**

- 8.1 This application seeks planning permission to change the use of a C4 HMO into a 7 person Sui Generis HMO.
- 8.2 As property is to be occupied by 7 persons such a use would be considered to be classed as Sui Generis in that the use does not fall into any use category. Use Class C4 allows for tenanted living accommodation occupied by 3 to 6 people, who are not related and who share one or more basic amenities, as their only or main residence. As such the only issue for this application is the impact the change of use of a 6 person HMO into a 7 person HMO will have on the character of the area and the surrounding neighbouring properties.
- 8.3 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 it is deemed that 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 become HMOs. HMOs are 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 Cathays 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 there were 41.6% of properties within 50m of the application site listed HMO's.

- 8.4 However, it should be noted that SPG's are guidance and whilst they are a material consideration when making planning decisions they are not the sole planning consideration and other factors may also influence the decision making process. In this respect whilst it is noted that the threshold limit of 20% has been exceeded it should be noted that the application property can lawfully be used as a 6 person HMO at the present time and the proposal will not therefore result in the loss of family accommodation.
- 8.5 It should also be noted that a recent planning application which the Council refused was allowed on appeal to the Planning Inspectorate for the change of use of a C4 HMO to an 8 person sui generis HMO. The Planning Inspector

who considered the appeal at 36 Wyeverne Road advised that :

“The SPG records the impacts that high concentrations of HMOs clustered in small geographical areas can have. These include a greater demand for infrastructure such as waste collections and on street parking, a higher proportion of private rented housing and transient residents, potentially leading to less community cohesion and undermining community facilities, a proliferation of vacant properties during holiday periods, and an impact on crime. The occurrence of these issues is supported by Welsh Government research and in the Cathays Ward itself the SPG contains empirical data such as incidences of street cleansing enforcement and crime which indicate that these are issues relevant to the local context. Nonetheless, the appeal property is already operating as a HMO, and my assessment of the impact of the proposed development is limited to 2 additional residents.

I have had regard to the data in the SPG which purports to show a general link between high concentrations of HMOs and crime and anti-social behaviour. I also note the statistics provided by South Wales Police which relate to incidents in the vicinity of Wyeverne Road specifically. However, I have little information to suggest that an additional 2 residents would materially increase the risk of crime. Whilst pointing to the link between HMOs and crime, South Wales Police have no strong objection to the development and advocate an advisory approach to crime prevention and security measures in this case.

The SPG identifies a threshold at which the level of HMOs is deemed to be such that it has a detrimental impact upon the community. In Cathays this is set at 20% within a 50 metre radius of the proposed HMO, and evidence provided by the Council indicates that 72% of the properties surrounding the appeal property are HMOs. As the appeal property is an existing HMO, the proposal would not contribute to the existing breach of the threshold in this case. Nevertheless, paragraph 5.10 of the SPG states that an existing Class C4 HMO will not automatically be permitted to become a sui generis HMO. The SPG explains that this is because if the concentration in the area is high, then by definition a larger HMO use will only likely heighten the issues caused by HMOs. Even so, my assessment against this threshold is again based on the effects that 2 additional residents might have. As the 20% threshold has been significantly exceeded, the character and amenity of the area is already substantially changed, and the impact of 2 additional residents, cumulatively or otherwise, would be negligible.

The development would provide adequate living standards for its future occupiers and given the existing concentration of HMOs in the vicinity, it would be unlikely to lead to any significant residential amenity problems such as general disturbance or noise. In addition, provision for cycle parking can be secured by planning condition so that there would be no undue effects on existing parking demand in the area. Moreover, the appeal property is in an accessible and sustainable location close to shops, public transport and other community and recreational facilities. It would make an, albeit minor, contribution to the diversity of land uses in the area and provide a small but important source of housing without upsetting the existing community balance.

Having regard to all the evidence that is before me, I conclude that the proposal would not cause any adverse effects on the amenity and/or character of the area, and it would comply with the objectives of LDP Policies H5 and KP5.”

The Council also recently refused an application to convert a C3 residential dwelling into a 6 person C4 HMO at 14 Llandough Street. This was refused due to the threshold limit being breached and the resultant unacceptable cumulative adverse impact on the amenities of the area. The applicant subsequently appealed this decision and the appeal was allowed and planning permission granted. The Planning Inspector who considered the appeal advised that:

“Policy H5 of the Cardiff Local Development Plan (LDP) permits HMO conversions subject to a number of criteria, the most relevant in this case being that the cumulative impact of such conversions should not adversely affect the amenity and/or character of the area. There is generally no dispute that the proposal would comply with the other criteria relating to residential amenity standards, neighbouring amenity and parking provision, and I do not disagree. LDP Policy KP5 is also relevant insofar as it seeks good quality and sustainable design by, amongst other things, providing a diversity of land uses to create balanced communities. The Council’s adopted Supplementary Planning Guidance (SPG) on HMOs provides background information on the issues associated with HMOs, which include a high proportion of transient residents potentially leading to less community cohesion and greater demands on social, community and physical infrastructure. The SPG has been subject to public consultation and is adopted, and it is therefore an important material consideration.

There is no substantiated evidence that directly links the proposal to any significant loss of community cohesion or character, which is already largely determined by the existing concentrations of HMOs in this particular location. The proposal would not materially change the number of transient residents living in the immediate area, and any infrastructural requirements arising from the proposal would be localised, and diluted in the light of existing demands. Although the SPG stipulates a threshold of 20% within a 50 metre radius, because the existing concentration of HMOs already significantly exceeds this, there would be no fundamental change to the existing community balance in this particular part of the Ward.

The SPG indicates that some 58% of properties in the Cathays Ward are in HMO use. Relative to the immediate environment of the appeal site, this suggests that there is a more balanced mix of housing in the Ward as a whole. ‘Area’ is not defined in the context of LDP Policy H5 however the character and nature of an Electoral Ward will usually vary across it. In this instance, because the appeal property is contained within a dense pocket of HMOs, the effects on the local community, cumulatively or otherwise would not be significant. In other parts of the Cathays Ward or the City, it would be open to the Council to demonstrate in the particular circumstances of an individual case that harm would be caused.

I acknowledge that changes to the Use Classes Order sought to address problems associated with high concentrations of HMOs. Nonetheless, each area has its own particular set of circumstances, and my duty is to determine this appeal on its merits in the light of the development plan.

I also note the comments received from the Police. However the evidence of crime relates to a wide area and there is little to suggest that the proposal would directly contribute to any material increase in the risk to personal safety or property, especially in the context of this dense residential environment.

I conclude that, whilst the development would not comply with the threshold set out in the SPG, there would be no significant adverse effects on the amenity and / or character of the area, cumulatively or otherwise.”

- 8.6 In respect of the objections from the local Ward Members it should be noted that further to the recent appeal decisions and the fact that the property is already in use as a C4 HMO occupied by 6 occupants it will not therefore result in the loss of family accommodation. As such it is considered that in this particular instance it would not be appropriate for the Council to resist this application which seeks to change the use of the property from a six person C4 HMO into a seven person sui generis HMO.
- 8.7 Waste Management have not objected to this application but have recommended that suitable waste and recycling receptacles be provided at the property and in this respect condition 5 has been imposed.
- 8.8 The Council's Existing Supplementary Planning Guidance on Access, Circulation and Parking Standards identifies that 1 secured cycle parking space per bedroom is required. As this application only seeks planning permission for one extra bedroom then it would be unreasonable to insist more than one cycle parking space be provided.
- 8.9 In respect of amenity space approximately 43 square metres will be available for occupiers to use to the rear of the property which is felt is sufficient for a property of this size. It should also be noted that the minimum amenity space requirement as specified in the HMO SPG is 27.5 square metres.

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

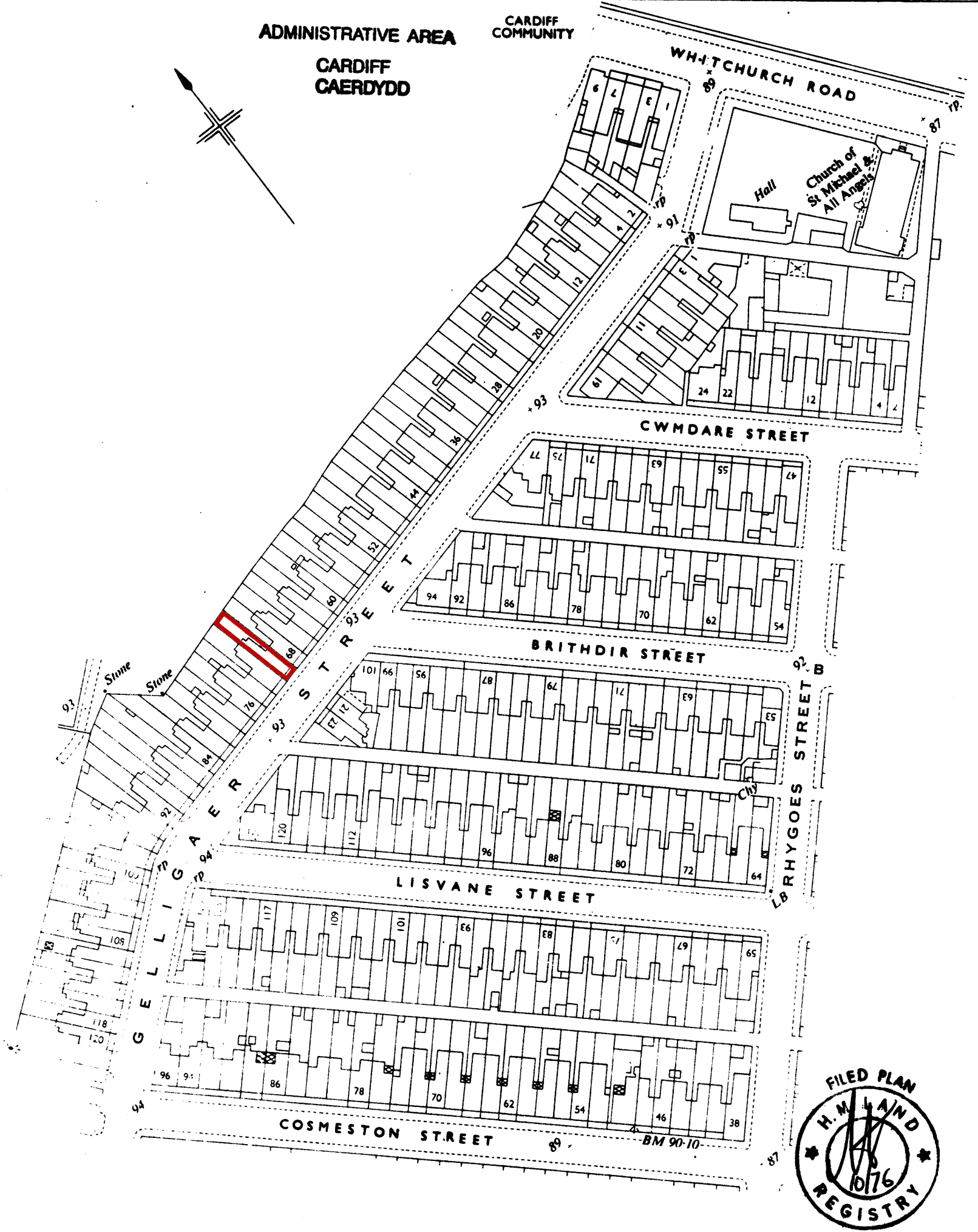
characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

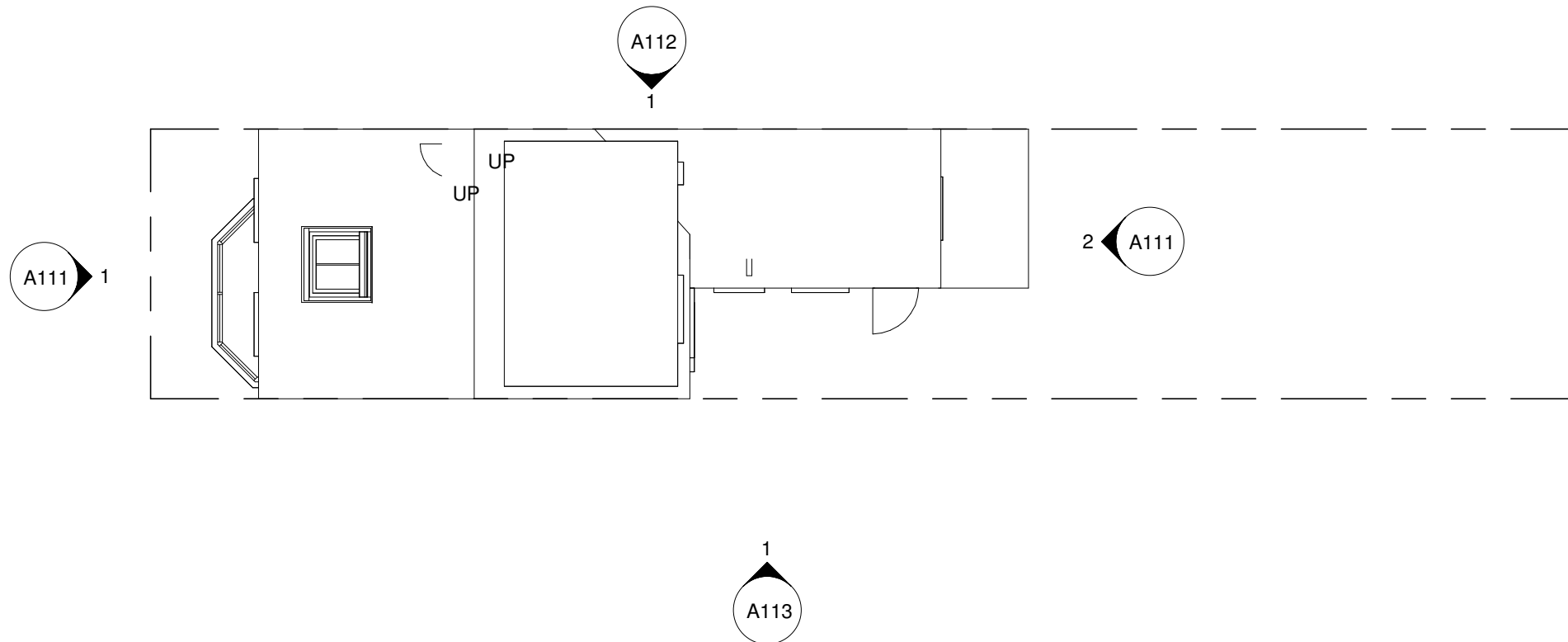
- 9.3 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the 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.

10. **RECOMMENDATION**

- 10.1 Having taken all of the relevant factors into consideration it is concluded that in this particular instance there are insufficient grounds to refuse this application. It is therefore recommended that planning permission be granted, subject to conditions.

H.M. LAND REGISTRY		TITLE NUMBER		
		WA 56560		
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID	SECTION
	SOUTH GLAMORGAN		ST 1778	P
Scale: 1/1250	CARDIFF DISTRICT		© Crown Copyright 1968.	





70 Gelligaer Street

www.cps homes.co.uk

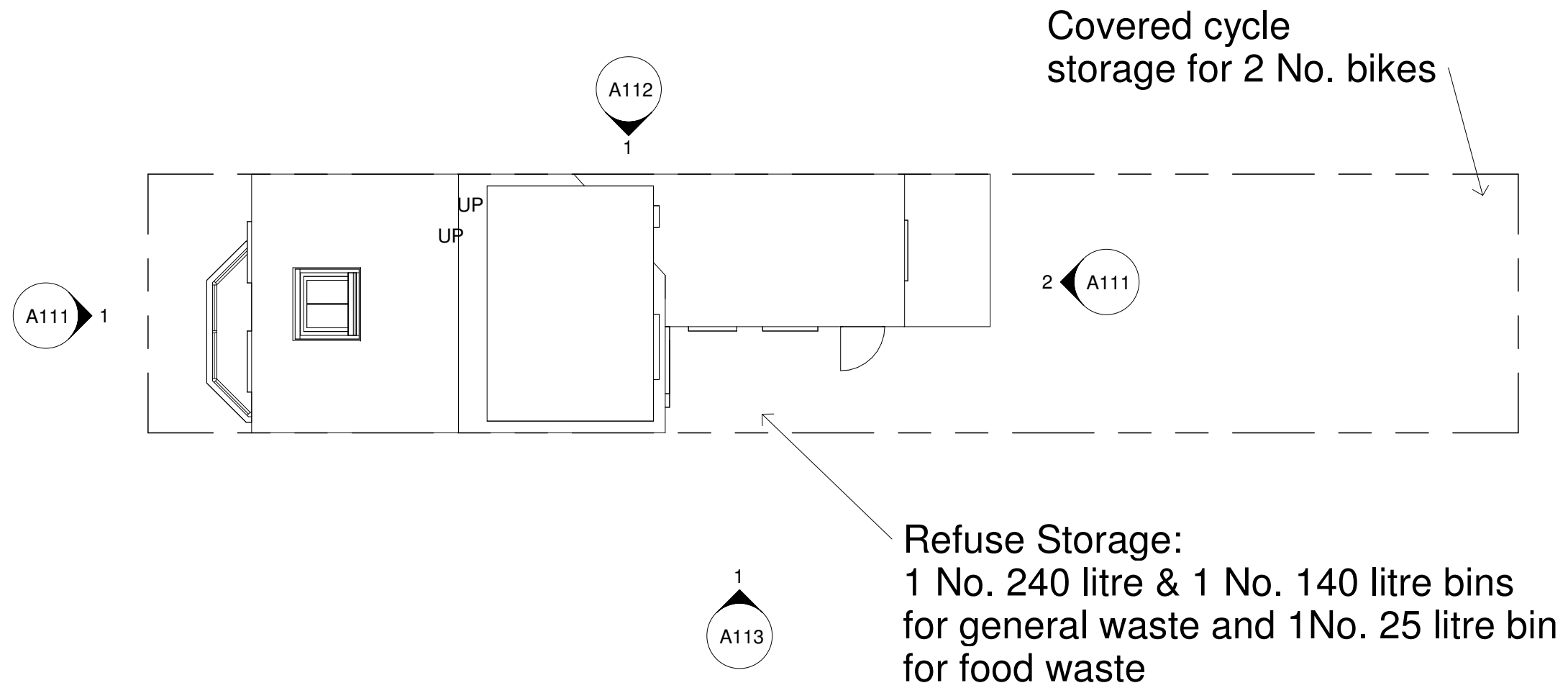
No.	Description	Date

70 Gelligaer Street

Deven Patel

Site Plan As Existing.

Project number	JP70	A107
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 100



1 Site - Proposed
1 : 100

70 Gelligaer Street

www.cps homes.co.uk

No.	Description	Date

70 Gelligaer Street

Deven Patel

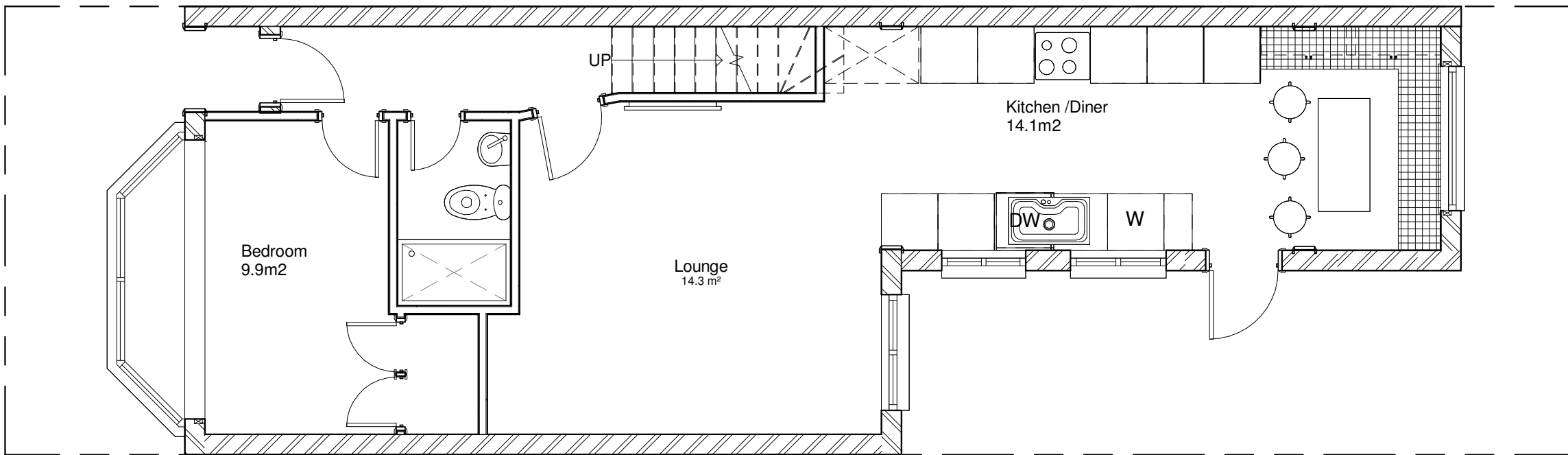
Site Plan As Proposed

Project number	JP70
Date	31.05.17
Drawn by	John Pinn
Checked by	N/A

A107

Scale 1 : 100

A112
1



70 Gelligaer Street

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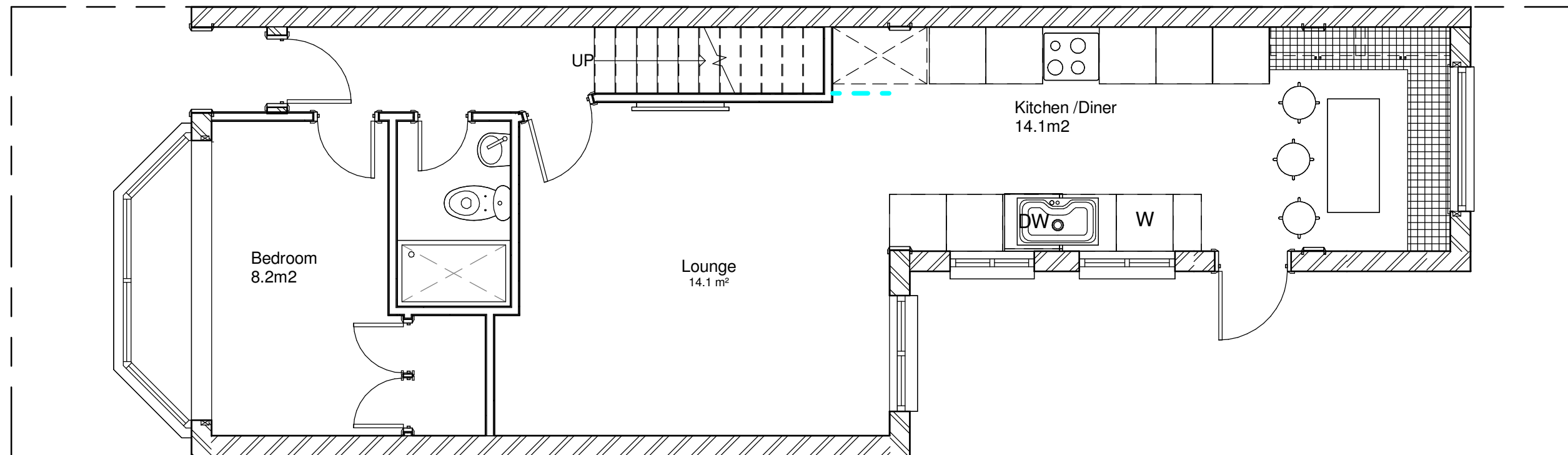
No.	Description	Date

70 Gelligaer Street

Deven Patel

Ground Floor As Existing.		A108
Project number	JP70	
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale	1 : 50	

A112
1



1 00 - Ground Floor Proposed
1 : 50

70 Gelligaer Street

www.cps homes.co.uk

No.	Description	Date

70 Gelligaer Street

Deven Patel

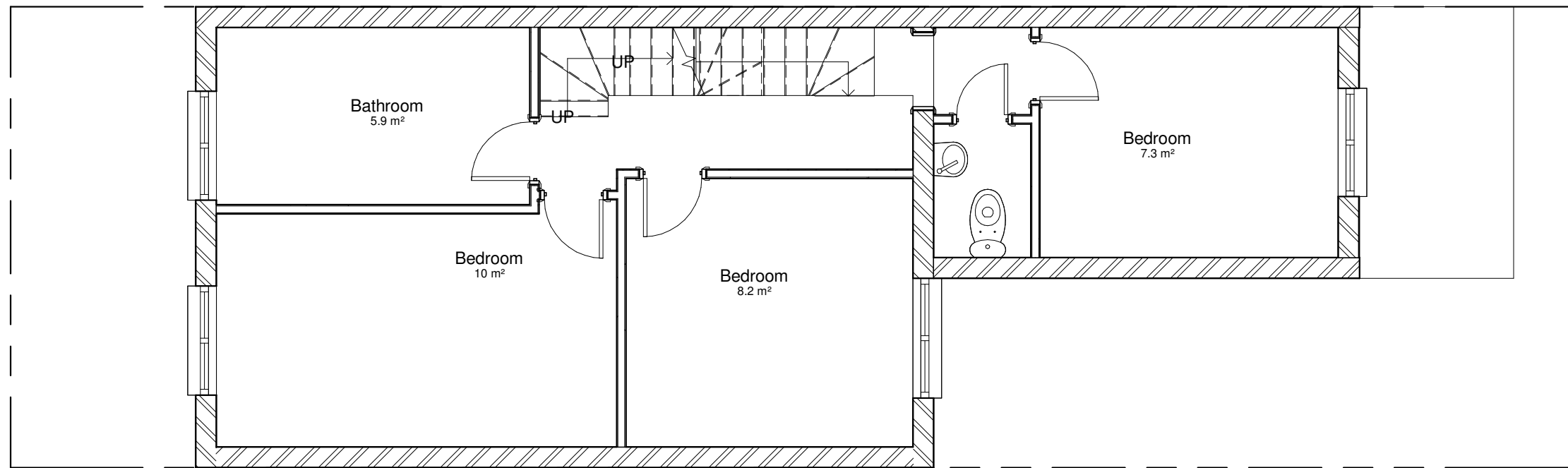
Ground Floor As Proposed

Project number	JP70
Date	31.05.17
Drawn by	John Pinn
Checked by	N/A

A108

Scale 1 : 50

A112
1



70 Gelligaer Street

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No.	Description	Date

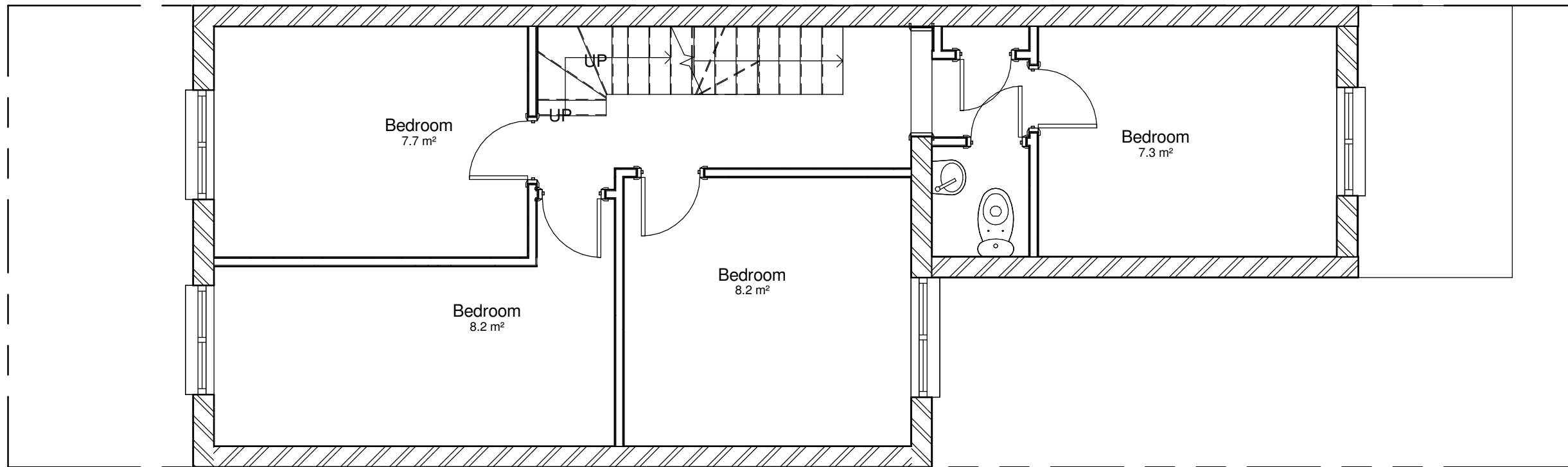
70 Gelligaer Street

Deven Patel

First Floor As Existing.

Project number	JP70	A109
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50

A112
1



1 **01 - First Floor Proposed**
1 : 50

70 Gelligaer Street

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No.	Description	Date

70 Gelligaer Street

Deven Patel

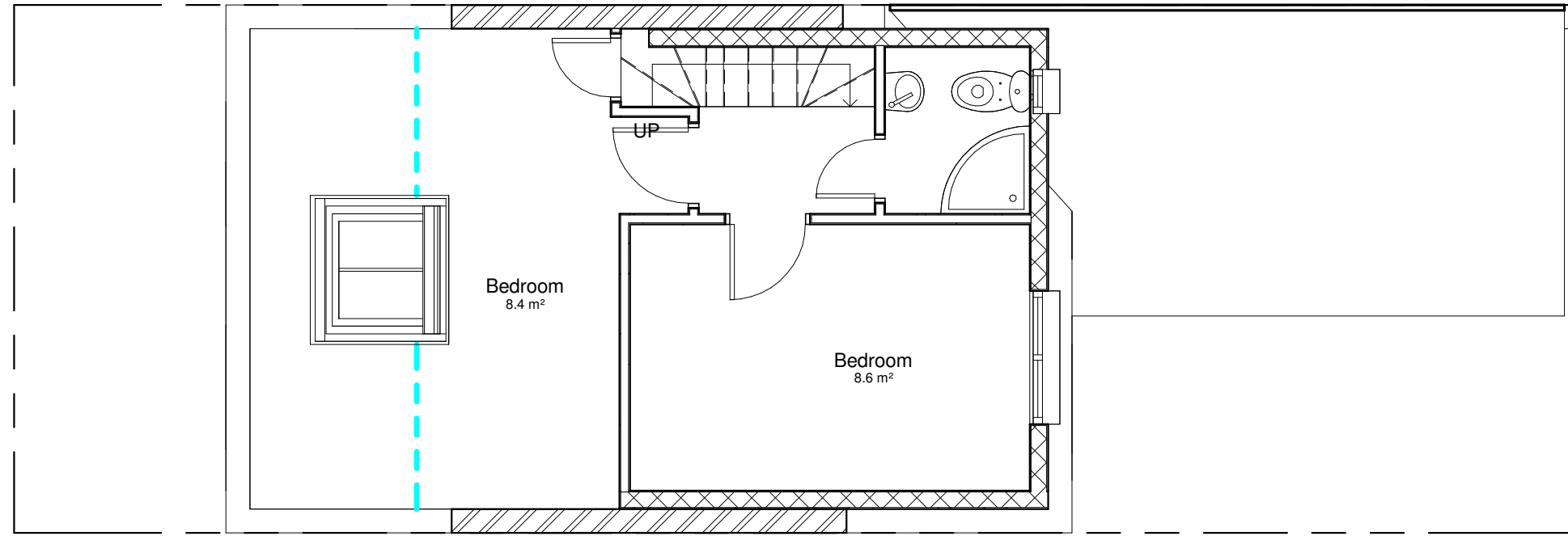
First Floor As Proposed

Project number	JP70
Date	31.05.17
Drawn by	John Pinn
Checked by	N/A

A109

Scale 1 : 50

A112
1



70 Gelligaer Street

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No.	Description	Date

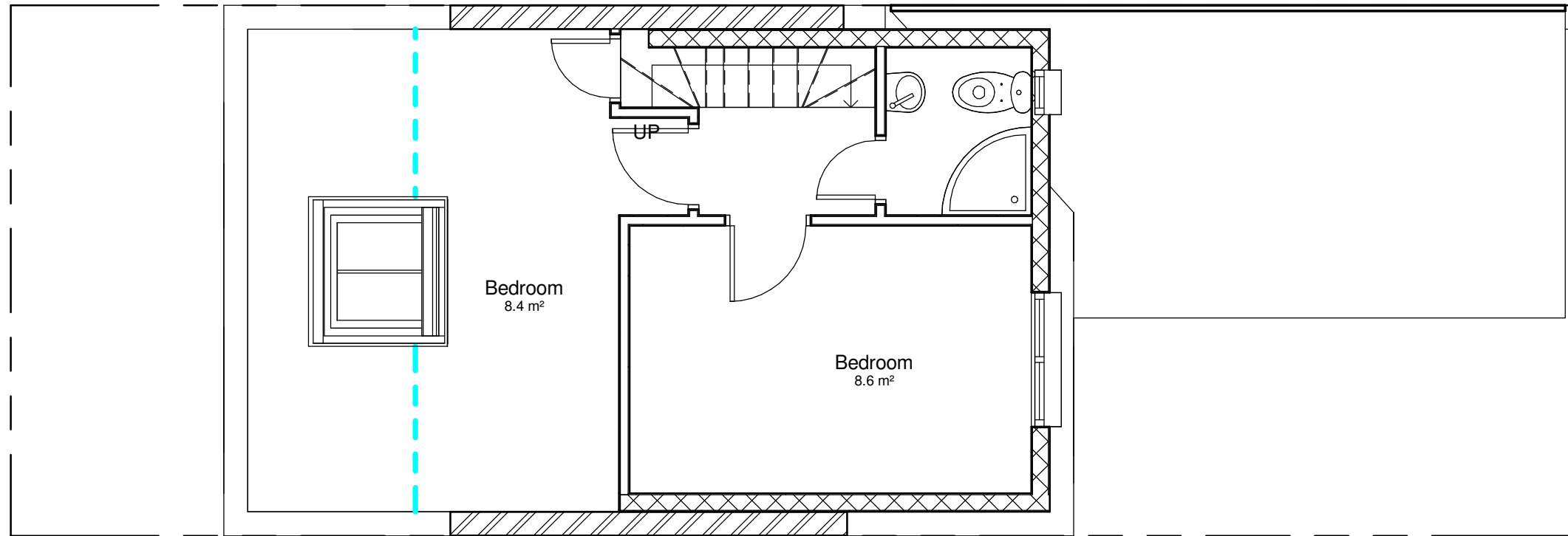
70 Gelligaer Street

Deven Patel

Second Floor As Existing.

Project number	JP70	A110
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50

A112
1



1 **02 - Second Floor Proposed**
1 : 50

70 Gelligaer Street

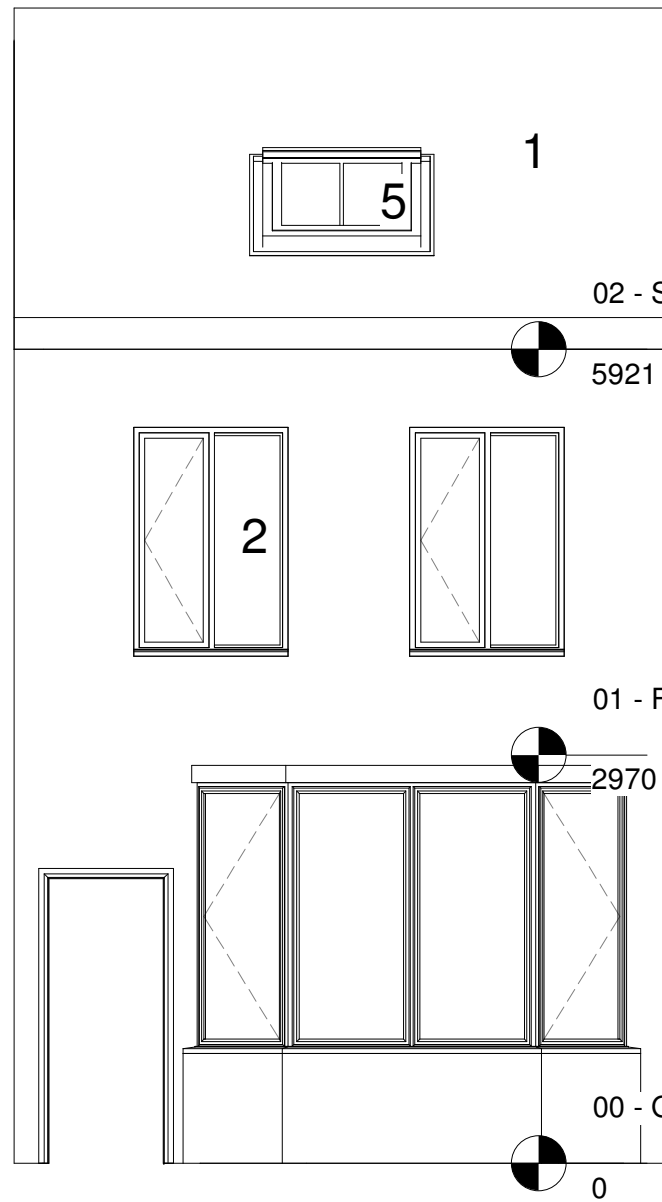
www.cps homes.co.uk

No.	Description	Date

70 Gelligaer Street

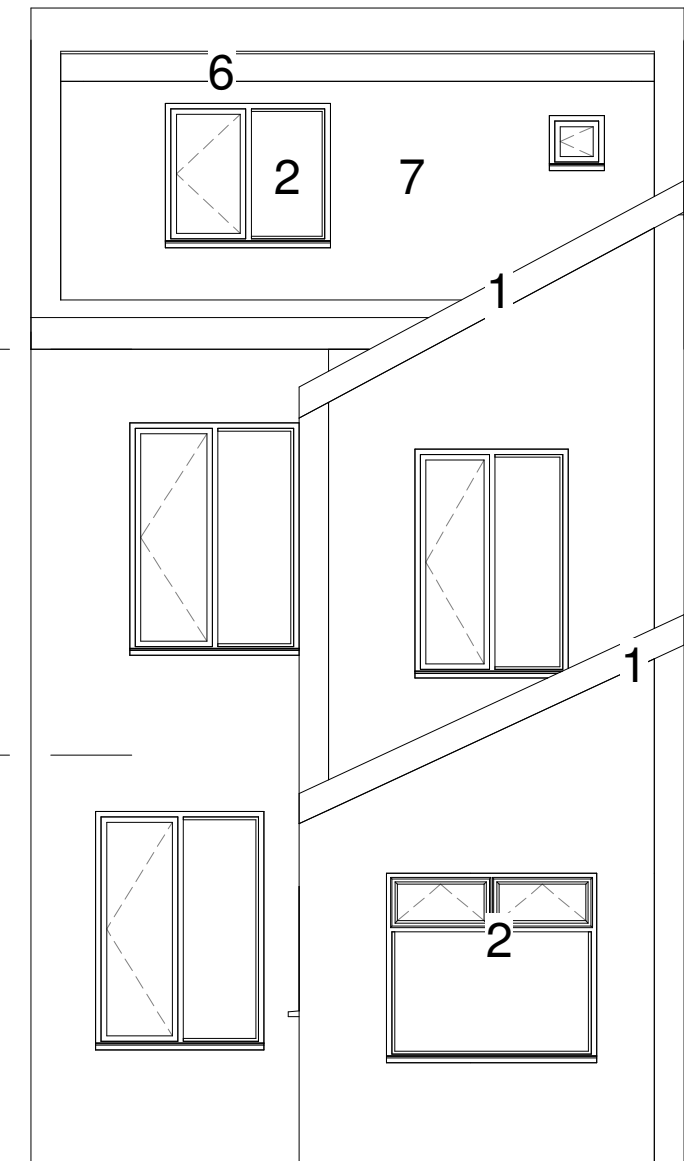
Deven Patel

Second Floor As Proposed		A110	Scale	1 : 50
Project number	JP70			
Date	31.05.17			
Drawn by	John Pinn			
Checked by	N/A			



Front Elevation

- Legend**
- 1. Slate roof
 - 2. uPvc windows
 - 3. Red brick
 - 4. Sand & cement render
 - 5. Roof Light
 - 6. Flat Roof
 - 7. Hanging Slated Floor Existing



Rear Elevation

70 Gelligaer Street

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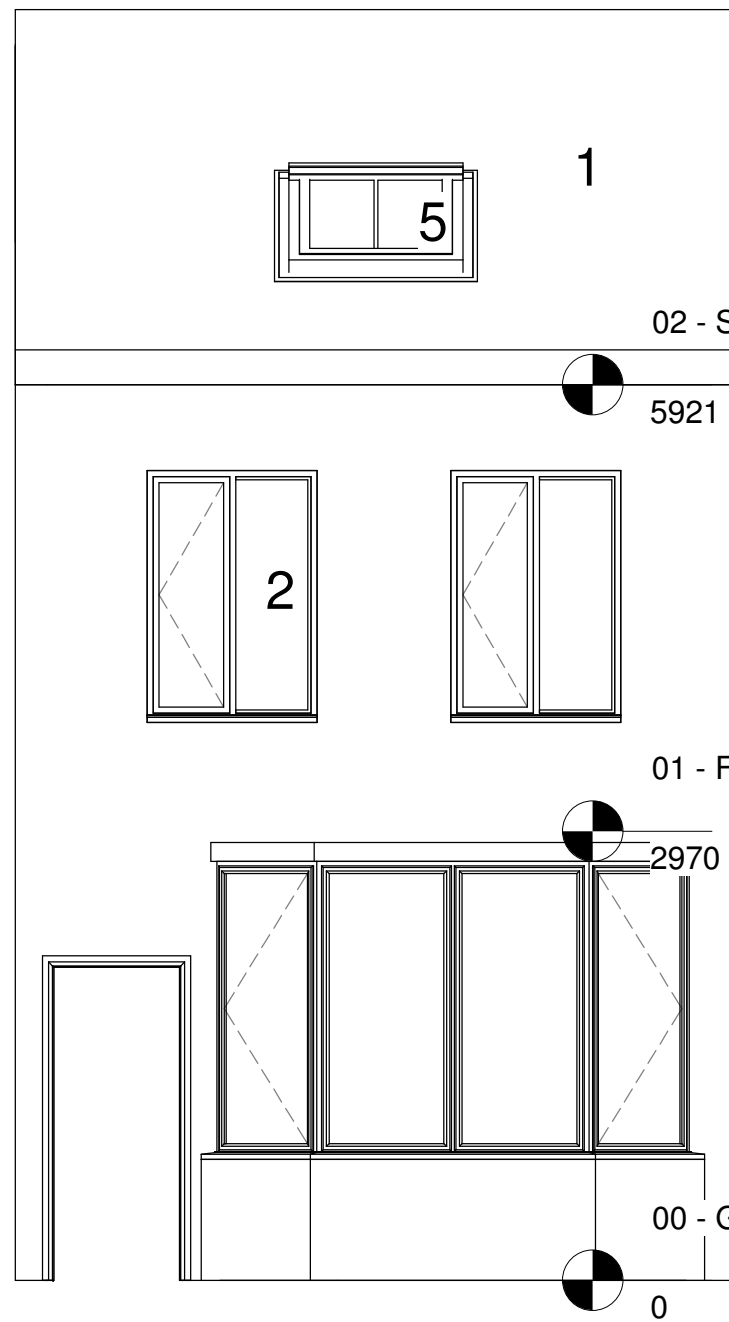
No.	Description	Date

70 Gelligaer Street

Deven Patel

Elevations As Existing

Project number	JP70	A111
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50



02 - Second Floor Existing

5921

01 - First Floor Existing

2970

00 - Ground Floor Existing

0

Legend

- 1. Slate roof
- 2. uPvc windows
- 3. Red brick
- 4. Sand & cement render
- 5. Roof Light
- 6. Flat Roof
- 7. Hanging Slated Floor



5921



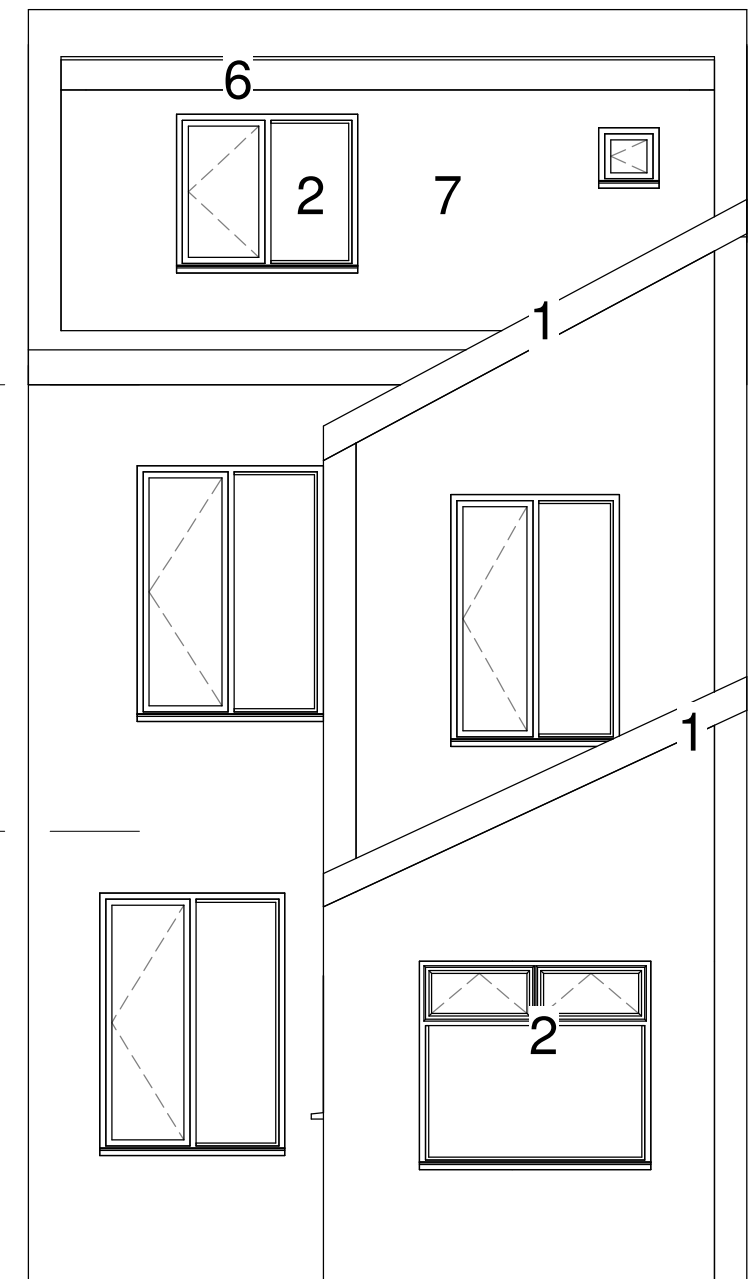
01 - First Floor Existing

2970



00 - Ground Floor Existing

0



1 Front Elevation Proposed
1 : 50

2 Rear Elevation Proposed
1 : 50

70 Gelligaer Street

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No.	Description	Date

70 Gelligaer Street

Deven Patel

Elevations As Proposed

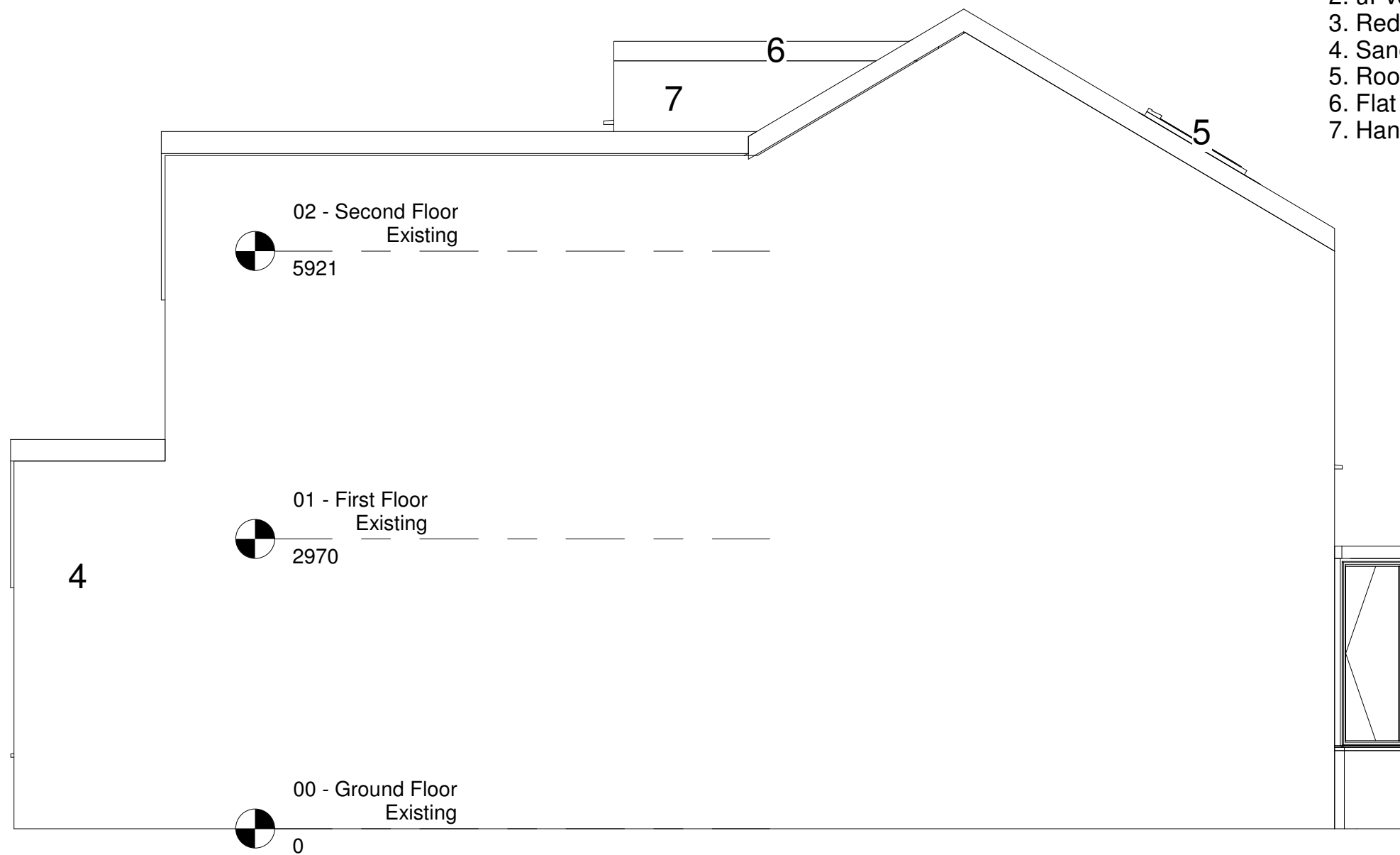
Project number	JP70
Date	31.05.17
Drawn by	John Pinn
Checked by	N/A

A111

Scale 1 : 50

Legend

- 1. Slate roof
- 2. uPvc windows
- 3. Red brick
- 4. Sand & cement render
- 5. Roof Light
- 6. Flat Roof
- 7. Hanging Slate



70 Gelligaer Street

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No.	Description	Date

70 Gelligaer Street

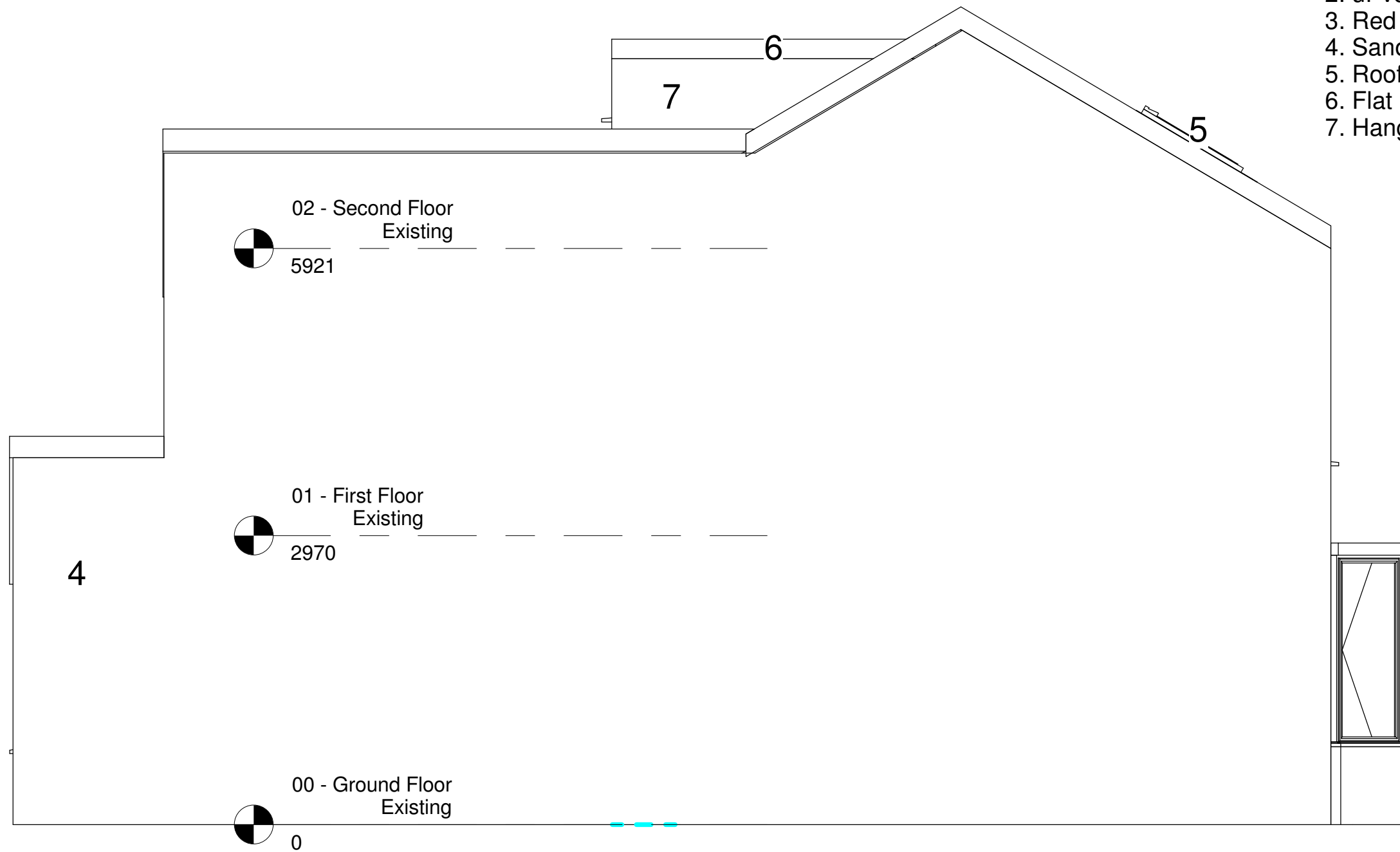
Deven Patel

Elevation As Existing

Project number	JP70	A112
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50

Legend

- 1. Slate roof
- 2. uPvc windows
- 3. Red brick
- 4. Sand & cement render
- 5. Roof Light
- 6. Flat Roof
- 7. Hanging Slate



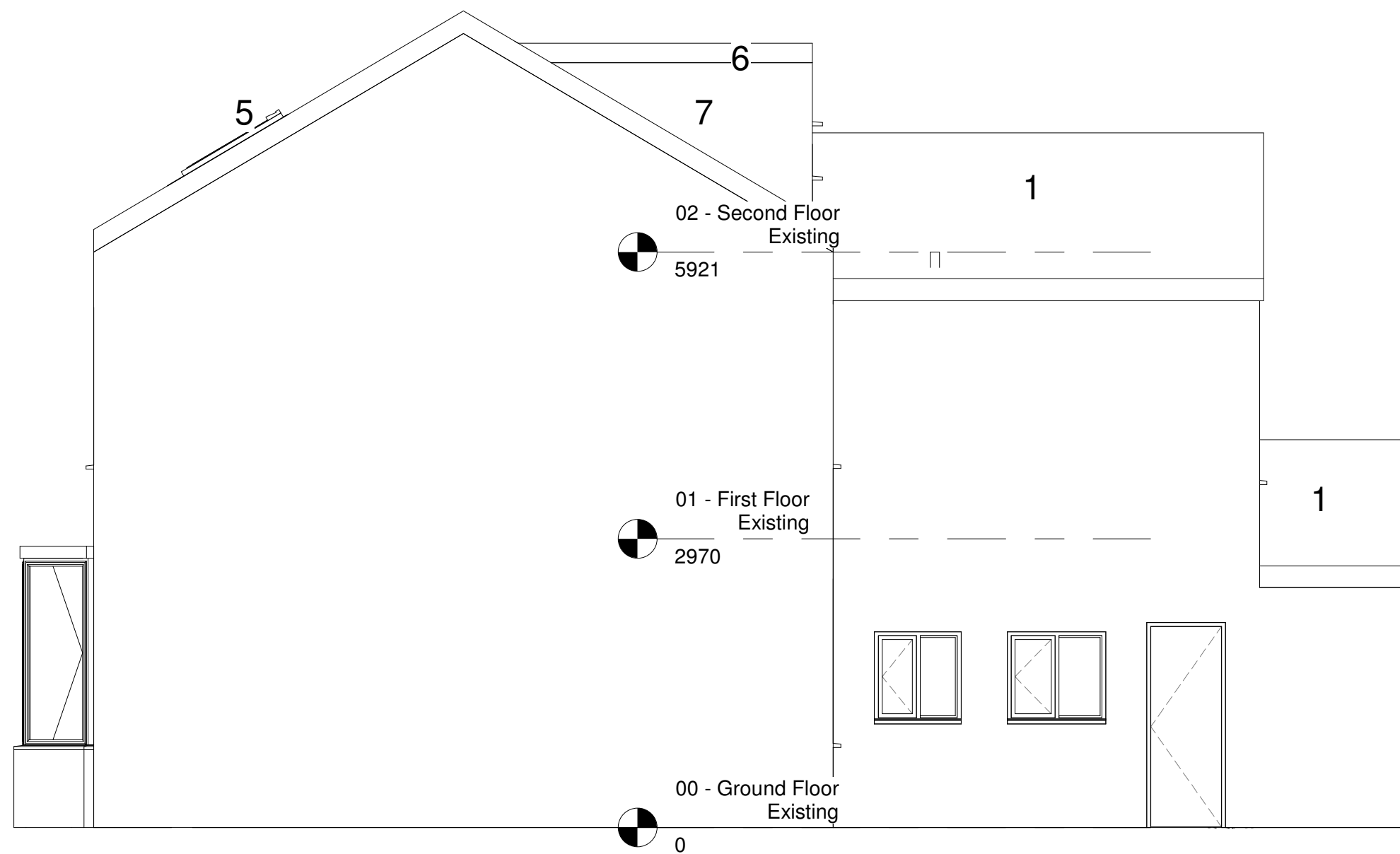
1 Left Elevation Proposed
1 : 50

70 Gelligaer Street
www.cps homes.co.uk

No.	Description	Date

70 Gelligaer Street
Deven Patel

Elevation As Proposed		A112
Project number	JP70	
Date	31.05.17	
Drawn by	John Pinn	
Checked by	N/A	Scale 1 : 50



- Legend**
- 1. Slate roof
 - 2. uPvc windows
 - 3. Red brick
 - 4. Sand & cement render
 - 5. Roof Light
 - 6. Flat Roof
 - 7. Hanging Slate

70 Gelligaer Street

www.cps homes.co.uk

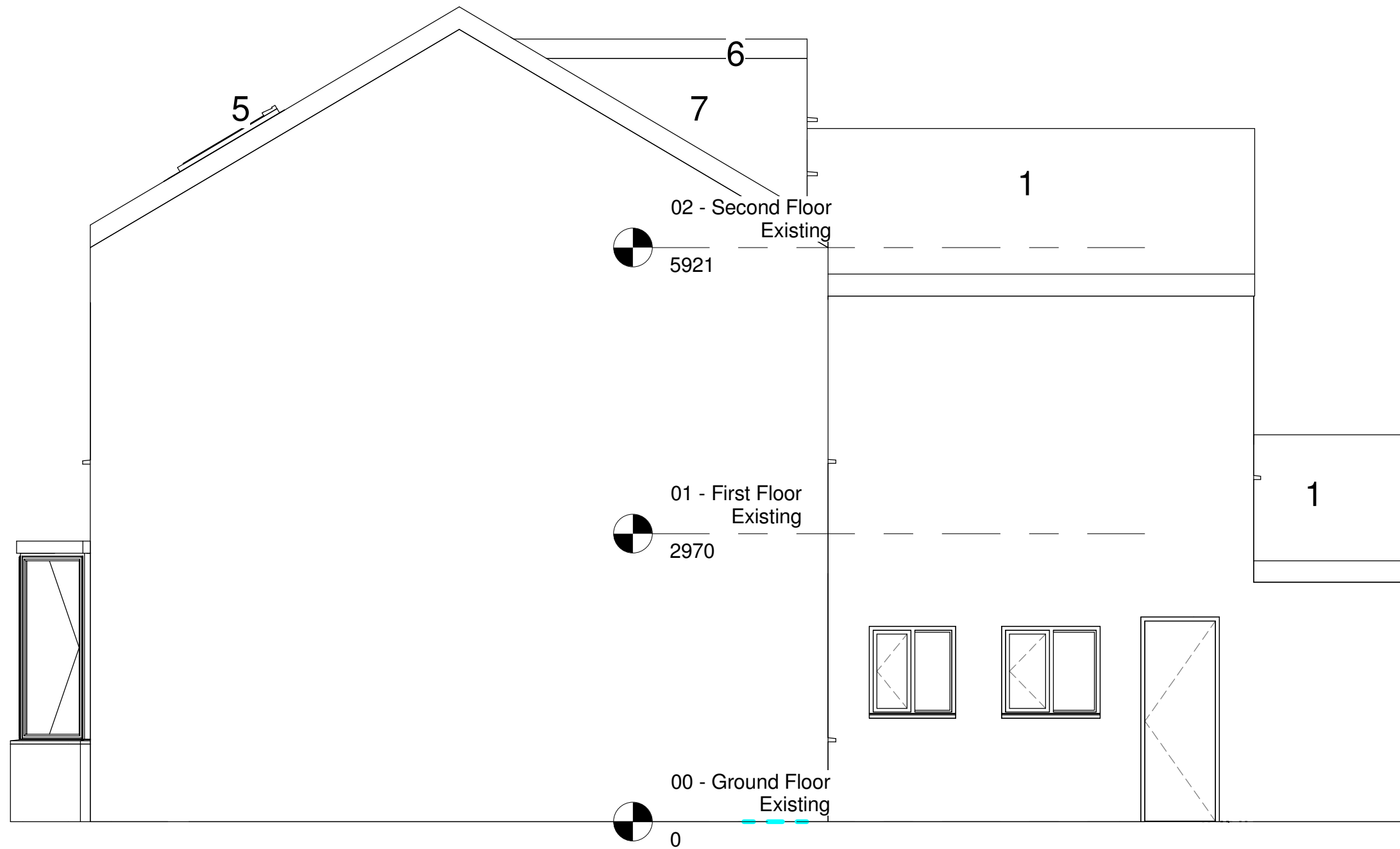
No.	Description	Date

70 Gelligaer Street

Deven Patel

Elevation As Existing

Project number	JP70	A113
Date	05.04.17	
Drawn by	John Pinn	
Checked by	N/A	
Scale		1 : 50



- Legend**
- 1. Slate roof
 - 2. uPvc windows
 - 3. Red brick
 - 4. Sand & cement render
 - 5. Roof Light
 - 6. Flat Roof
 - 7. Hanging Slate

1 Right Elevation Proposed
1 : 50

70 Gelligaer Street

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No.	Description	Date

70 Gelligaer Street

Deven Patel

Elevation As Proposed		A113	
Project number	JP70		
Date	31.05.17		
Drawn by	John Pinn		
Checked by	N/A	Scale	1 : 50

Cardiff Council : Strategic Planning And Environment : Development Control

Applications Decided between 01/12/2017 and 31/12/2017

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
ADAMSDOWN								
17/01845/MNR	03/08/2017	Poundland Ltd	VAR	CITY LINK, NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 1PQ	VARIATION OF CONDITION 5 (SIZE OF RETAIL UNIT FLOORSPACE AND SCOPE OF GOODS TO BE SOLD) OF 16/02119/MNR IN RESPECT OF UNIT 4	01/12/2017	Permission be granted	Renewals and Variation of Conditions
17/02432/MNR	10/10/2017	Bacarese-Hamilton	FUL	5 CONSTELLATION STREET, ADAMSDOWN, CARDIFF, CF24 0HJ	CHANGE OF USE FROM CLASS C3 TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION	01/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02826/MJR	29/11/2017	Fusion Cardiff Metropolitan Ltd	DOC	ECLIPSE (HOWARD GARDENS CAMPUS), HOWARD GARDENS, ADAMSDOWN, CARDIFF	DISCHARGE OF CONDITION 9 (REMEDIATION) OF 14/02670/MJR	07/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02507/MNR	18/10/2017	Baker	FUL	LAND ADJACENT TO 2, BOOKER STREET, ROATH	TO DEMOLISH AN EXISTING SINGLE STOREY OFFICE / WORKSHOP & CONSTRUCT A SINGLE 3 BEDROOM DWELLING INCLUDING CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL	08/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/02481/MNR	17/10/2017	Seel Property Ltd	FUL	18 BRADLEY STREET, ADAMSDOWN, CARDIFF, CF24 1PE	GROUND FLOOR REAR EXTENSION REAR DORMER AND CONVERSION OF PROPERTY INTO 2 SELF CONTAINED FLATS.	13/12/2017	Permission be granted	Minor - Dwellings (C3)

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02482/MNR	17/10/2017	Davey	FUL	20 BRADLEY STREET, ADAMSDOWN, CARDIFF, CF24 1PE	SINGLE & FIRST FLOOR REAR EXTENSIONS WITH LOFT CONVERSION INCLUDING REAR DORMERS TO CONVERT PROPERTY INTO 2 SELF CONTAINED FLATS.	15/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02598/MNR	30/10/2017	Akiejo	FUL	4 COPPER STREET, ADAMSDOWN, CARDIFF, CF24 0LH	INTERNAL ALTERATIONS TO CREATE C4 HOUSE IN MULTIPLE OCCUPATION	19/12/2017	Permission be granted	Minor - Dwellings (C3)
17/00171/MJR	03/02/2017	Amos Projects Ltd	OUT	THE CITADEL, PEARL STREET/SPLOTT ROAD, ADAMSDOWN, CARDIFF. CF24 1HD	CONSTRUCTION OF RESIDENTIAL DEVELOPMENT OF 17 X 1BED AND 1 X 2 BED APARTMENTS, PARKING, CYCLE, REFUSE AND AMENITY FACILITIES	20/12/2017	Permission be granted	Major - Dwellings (C3)
17/01063/MJR	15/05/2017	Boardroom Properties Ltd and Howells Properties	FUL	HALLINANS HOUSE, 22 NEWPORT ROAD, ADAMSDOWN, CARDIFF, CF24 0TD	DEMOLITION OF HALLINANS HOUSE AND ERECTION OF BUILDING (11-32 STOREYS) TO ACCOMMODATE MANAGED PURPOSE BUILT STUDENT CLUSTER FLATS AND STUDIOS, AMENITY AREAS, REFUSE AND CYCLES STORES, INCLUDING FLEXIBLE COMMERCIAL FLOORSPACE AT GROUND FLOOR AND ASSOCIATED WORKS	22/12/2017	Permission be granted	Major - Dwellings (C3)

BUTETOWN

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02363/MJR	03/10/2017	Associated British Ports	DOC	LAND ADJACENT TO ATKIN GROUP, CARGO ROAD, CARDIFF BAY, CARDIFF, CF10 4RP	DISCHARGE OF CONDITION 4 (DRAINAGE) OF 17/00383/MJR	22/12/2017	Full Discharge of Condition	Discharge of Conditions
A/17/00209/MNR	30/11/2017	Wales Air Ambulance	ADV	WALES AIR AMBULANCE, CARDIFF HELIPORT, FORESHORE ROAD, CARDIFF BAY, CARDIFF, CF10 4LZ	POST MOUNTED SIGN AT ENTRANCE ADVISING OF WALES AIR AMBULANCE NOW FLYING FROM CARDIFF HELLIPORT	21/12/2017	Permission be granted	Advertisements
17/02680/MJR	14/11/2017	Signature Living	LBC	THE COAL EXCHANGE LIMITED, THE COAL EXCHANGE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EB	TO DEVELOP THE UPPER FLOORS OF THE COAL EXCHANGE TO FORM ADDITIONAL BEDROOMS, WORKS TO INCLUDE ALTERATIONS AND EXTENSIONS TO THE EXISTING ROOF.	22/12/2017	Permission be granted	Listed Buildings
17/02563/MNR	27/10/2017	Portacabin	FUL	PORTAKABIN LTD, COASTER PLACE, CARDIFF BAY, CARDIFF, CF10 4XZ	NEW ALUMINIUM FRAMED WAREHOUSE WITHIN THE EXISTING YARD SPACE	21/12/2017	Permission be granted	Minor - Industry/Storage/Distribution
17/02614/MNR	02/11/2017	Cardiff Council	FUL	HOUSING OPTIONS CENTRE, HUGGARD BUILDINGS, HANSEN STREET, BUTETOWN, CARDIFF, CF10 5DW	EXTERNAL SOLAR SHADING INCLUDING REPLACEMENT OF THE EXISTING GLAZING IN WINDOWS AT FIRST FLOOR ON THE SOUTH-WEST ELEVATION	21/12/2017	Permission be granted	General Regulations
17/02679/MJR	14/11/2017	Signature Living	FUL	THE COAL EXCHANGE LIMITED, THE COAL EXCHANGE, MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5EB	TO DEVELOP THE UPPER FLOORS OF THE COAL EXCHANGE TO FORM ADDITIONAL BEDROOMS, . WORKS TO INCLUDE ALTERATIONS AND EXTENSIONS TO THE EXISTING ROOF.	21/12/2017	Permission be granted	Minor - Other Principal Uses

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02811/DCH	20/11/2017	Vanguard Consultants	HSE	19 ELLEN STREET, ATLANTIC WHARF, CARDIFF, CF10 4AP	DOUBLE STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION	27/12/2017	Permission be granted	Householder
16/02555/MJR	25/10/2016	CARDIFF BAY ESTATES LTD	LBC	MARINE HOUSE, 21-23 MOUNT STUART SQUARE, BUTETOWN, CARDIFF, CF10 5DP	PROPOSED CONVERSION, ROOF ALTERATIONS AND EXTENSION OF PROPERTY TO FORM 13 SELF CONTAINED APARTMENTS	14/12/2017	Permission be granted	Listed Buildings
17/02848/MJR	24/11/2017	Smart	NMA	CAPITAL QUARTER, 1 TYNDALL STREET, ATLANTIC WHARF, CARDIFF, CF10 4BG	NON-MATERIAL AMENDMENT ON PLANNING APPLICATION 15/02766/MJR FOR ELEVATION CHANGES	14/12/2017	Permission be granted	Non Material Amendment
SC/17/00013/MJR	08/12/2017	UrbanCentric	SCR	FORMER BROWNING JONES AND MORRIS, DUMBALLS ROAD, BUTETOWN, CARDIFF, CF10 5FE	SCREENING OPINION IN RESPECT OF APPLICATION NO 17/02404/MJR	11/12/2017	Response Sent	Other Consent Types
17/02592/MNR	14/11/2017	Ephraim	FUL	TRESILLIAN HOUSE, HUGGARD BUILDINGS, HANSEN STREET, BUTETOWN, CARDIFF, CF10 5DW	FOUR TEMPORARY STRUCTURES (PORTABLE CABINS) ON BALCONY/TERRACE, LOCATED ON TY TRESILLIAN FOR FURTHER ACCOMODATION TO ROUGH SLEEPERS IN CARDIFF.	08/12/2017	Permission be granted	Minor - Other Principal Uses

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02688/MNR	13/11/2017	Mummebay	FUL	UNIT 7, ADMIRALS LANDING, ATLANTIC WHARF, CARDIFF, CF10 4DW	CHANGE OF USE FROM PHOTOGRAPHIC STUDIO TO PRIVATE CONSULTATIONS RELATING TO ANTI-NATAL AND POST-NATAL CARE TO INCLUDE D1 USE FOR ALTERNATIVE THERAPIES SUCH AS MASSAGE, ACUPUNCTURE, REFLEXOLOGY & COUNSELLING	08/12/2017	Permission be granted	Minor - Other Principal Uses
17/02676/MNR	07/11/2017	CENTRICA PLC	FUL	4 CALLAGHAN SQUARE, BUTETOWN, CARDIFF, CF10 5BT	EXTERNAL BIN STORE	07/12/2017	Permission be granted	Minor - Other Principal Uses
17/02541/MJR	24/10/2017	Aviva Life & Pensions UK Limited	VAR	PLOT 1, ASSEMBLY SQUARE, BRITANNIA QUAY, CARDIFF BAY	VARIATION OF CONDITIONS 1C OF 14/02690/MJR TO ALLOW A FURTHER 3 YEARS FOR RESERVED MATTERS AND 1D OF 14/02690/MJR TO ALLOW A FURTHER FIVE YEARS FROM COMMENCEMENT OR TWO YEARS FROM THE DATE OF THE LAST MATTERS TO BE APPROVED, WHICHEVER IS THE LATEST	01/12/2017	Permission be granted	Renewals and Variation of Conditions

CAERAU

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02621/MNR	10/11/2017	Cardiff City Council	FUL	WOODLANDS HIGH SPECIAL SCHOOL, VINCENT ROAD, CAERAU, CARDIFF, CF5 5AQ	RETENTION OF 4NO. SINGLE STOREY PORTAKABIN BUILDINGS TO BE USED AS REPLACEMENT CLASSROOM ACCOMMODATION FOR PREVIOUSLY DEMOLISHED DEMOUNTABLE BUILDINGS. TO BE HIRED FOR A PERIOD OF 156 WEEKS	27/12/2017	Permission be granted	Minor - Other Principal Uses

CANTON

17/03006/MNR	11/12/2017	Rhodes	DOC	7 THURSTON STREET, CANTON, CARDIFF, CF5 1PN	DISCHARGE OF CONDITION 6 (EXTERNAL FINISHING MATERIALS) OF 17/01089/MNR	21/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02166/MNR	07/09/2017	McQuade	FUL	54 LECKWITH ROAD, CANTON, CARDIFF, CF11 6HN	GROUND FLOOR & 2 STOREY REAR/SIDE EXTENSION, REAR DORMER AND CONVERSION TO FOUR FLATS	21/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02376/MNR	10/10/2017	Price	FUL	89 LANSDOWNE ROAD, CANTON, CARDIFF, CF5 1PR	CONVERSION OF EXISTING DWELLING INTO TWO APARTMENTS	05/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02342/DCH	02/10/2017	Mr Paul Howell	HSE	103 VERALLO DRIVE, CANTON, CARDIFF, CF11 8DT	DEMOLITION OF EXISTING GARAGE, GABLE END TO ROOF OF ADJOINING GARAGE AND PROPOSED DOUBLE GARAGE TO FRONT OF PROPERTY	01/12/2017	Permission be granted	Householder

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
16/02821/MJR	27/01/2017	Ahmadiyya Muslim Association	DOC	FORMER IAN WILLIAMS LTD, SANATORIUM ROAD, CANTON, CARDIFF, CF11 8SU	DISCHARGE OF CONDITIONS 5 (CYCLE SPACES), 6 (TRAVEL/EVENT MANAGEMENT PLAN) AND 7 (REFUSE STORAGE) OF 14/01523/DCO	11/12/2017	Partial Discharge of Condition (s)	Discharge of Conditions
17/02503/MNR	19/10/2017	Goharjoui	FUL	324 COWBRIDGE ROAD EAST, CANTON, CARDIFF, CF5 1HD	CREATION OF 1 No ADDITIONAL FLAT AND ALTERATIONS	14/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02316/DCH	18/10/2017	Evans	HSE	ARGOED, CAE SYR DAFYDD, CANTON, CARDIFF, CF11 9QG	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION REPLACING CONSERVATORY	18/12/2017	Permission be granted	Householder
17/02579/MNR	31/10/2017	MYJM LTD	VAR	12 CLIVE ROAD, CANTON, CARDIFF, CF5 1HJ	VARIATION OF CONDITION 1 OF 16/00117/MNR TO EXTEND TIMESCALE FOR COMMENCEMENT OF DEVELOPMENT FOR A FURTHER 12 MONTHS	18/12/2017	Permission be granted	Renewals and Variation of Conditions
CATHAYS								
17/02604/MJR	01/11/2017	Sleeperz Hotels	FUL	SLEEPERZ HOTEL, SAUNDERS ROAD, CITY CENTRE, CARDIFF, CF10 1RH	EXTENSION TO EXISTING HOTEL TO CREATE ADDITIONAL BEDROOMS ALTERATIONS TO 1 NO MEETING ROOM TO FORM NEW ACCESSIBLE BEDROOM. SAME USE HOTEL	19/12/2017	Permission be granted	Minor - Other Principal Uses

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02580/MNR	26/10/2017	Jones	FUL	38 LLANTRISANT STREET, CATHAYS, CARDIFF, CF24 4JE	GROUND FLOOR REAR EXTENSION REAR DORMER AND CHANGE OF USE FROM C4 SMALL HOUSE IN MULTIPLE OCCUPATION TO LARGE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION (8 BEDROOM)	19/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/02769/MNR	16/11/2017	Kurt Geiger Ltd	FUL	9 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	NEW FULL HEIGHT FULL WIDTH SHOP FRONT	18/12/2017	Permission be granted	Other Consent Types
17/02914/MJR	04/12/2017	Rightacres Property Co. Limited	NMA	PLOT 2 AND 3 AND THE PUBLIC REALM, CENTRAL SQUARE, CARDIFF	AMENDMENTS TO 14/02405/MJR - AMEND CONDITION 5 (RETAIL FLOORSPACE) AND AMEND THE POSITION OF BOLLARDS ON MILLENNIUM WAY	18/12/2017	Permission be granted	Non Material Amendment
17/02706/MJR	10/11/2017	Sayers Events Ltd.	FUL	CARDIFF WINTER WONDERLAND, GORSEDD GARDENS ROAD, CATHAYS PARK	INSTALLATION OF WINTER WONDERLAND - A 'TEMPORARY' COVERED OUTDOOR ICE RINK WITH SKATE HIRE FACILITIES AND ASSOCIATED CHRISTMAS THEMED ACTIVITIES INCLUDING A CAFE/BAR, FOOD AND DRINK CONCESSIONS, CHILDREN'S FAIRGROUND RIDES AND MARKET STALLS	18/12/2017	Permission be granted	Major - Other Principal Uses

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/01965/MJR	10/08/2017	Knight	LBC	49 WESTGATE STREET AND 90 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DW	INTERNAL ALTERATIONS TO INCLUDE: FORMATION OF NEW SEATING ON FIXED, RAISED PLINTH STEP. FORMATION OF 2 STAGES. REMOVAL OF X2 NON-ORIGINAL FIXED SEATING . INFILLING OF 3 NO WINDOWS TO FIRST FLOOR ONLY ON SOUTH FACING ELEVATION. . REMOVAL AND RE-INSTATEMENT OF SECOND FLOOR, NON-ORIGINAL STUD PARTITIONING . PLASTER REPAIRS . REPLACEMENT STAIRCASE	14/12/2017	Permission be granted	Listed Buildings
17/02938/MJR	07/12/2017	LEOM LLP	NMA	CUSTOM HOUSE, CUSTOM HOUSE STREET AND FORMER YORK HOTEL, CITY CENTRE, CARDIFF, CF10 1AP	NON- MATERIAL AMENDMENTS TO CONDITIONS 3 (BAR ELEMENT OF THE GROUND FLOOR RESTAURANT) AND 26 (SERVICE DELIVERIES) OF 17/01906/MJR	13/12/2017	Permission be granted	Non Material Amendment
17/02491/MJR	16/10/2017	Rightacres Property Co. Limited	DOC	LAND TO NORTH OF CARDIFF CENTRAL RAILWAY STATION INCORPORATING CARDIFF BUS STATION, MARLAND HOUSE AND WOOD STREET, CARDIFF	RE-DISCHARGE OF CONDITIONS 11 (PUBLIC REALM) AND 15 (LANDSCAPING) OF 14/02405/MJR	15/12/2017	Full Discharge of Condition	Discharge of Conditions

<u>Application No.</u>	<u>Date</u>	<u>Applicant</u>	<u>Type</u>	<u>Address</u>	<u>Proposal</u>	<u>Decision Date:</u>	<u>Decision:</u>	<u>Statutory Class:</u>
17/02527/MJR	23/10/2017	Charnwood Group	FUL	23-24 PARK PLACE, CATHAYS PARK, CARDIFF, CF10 3BA	RE-CONSTRUCTION OF FRONT GARDEN AREA INCLUDING STEPS, RAMP, HARD LANDSCAPING, MEMORIAL STONE, AND NEW BOUNDARY WALL	15/12/2017	Planning Permission be refused	Other Consent Types
A/17/00195/MNR	07/11/2017	Kurt Geiger	ADV	9 ST DAVID'S DEWI SANT, GRAND ARCADE, CITY CENTRE, CARDIFF, CF10 2ER	1 SET INTERNALLY ILLUMINATED SHOP FRONT FASCIA SIGNAGE ABOVE ENTRANCE	15/12/2017	Permission be granted	Advertisements
A/17/00202/MNR	17/11/2017	Boots the Chemist	ADV	UNITS 1 AND 2 AT BBC CYMRU WALES, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1FT	INTERNALLY MOUNTED LARGE FORMAT WINDOW SIGN TO CONCEAL BACKSHOP AREA, WHICH WILL BE FITTED 195MM BACK FROM THE GLAZING LINE. INTERNALLY SUSPENDED STORE SIGN IN LINE WITH DEVELOPER GUIDELINES/REQUIRE MENTS	08/12/2017	Permission be granted	Advertisements
17/02802/MJR	20/11/2017	C/O Agent	DOC	CUSTOM HOUSE AND THE FORMER YORK HOTEL, CUSTOM HOUSE STREET, CITY CENTRE, CARDIFF, CF10 1AP	DISCHARGE OF CONDITION 24 (PHOTOGRAPHIC RECORD OF THE EXISTING EXTERIOR OF THE FORMER YORK HOTEL) OF 17/01906/MJR	11/12/2017	Full Discharge of Condition	Discharge of Conditions

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A/17/00190/MNR	24/10/2017	Cardiff Council	ADV	LAND TO THE WEST OF NORTH ROAD, CARDIFF	REPLACEMENT OF 1 NO. FREESTANDING, EXTERNALLY ILLUMINATED POSTER DISPLAY WITH 1 NO. INTERNALLY ILLUMINATED DIGITAL DISPLAY OF THE SAME MEASUREMENTS	12/12/2017	Permission be granted	General Regulations
A/17/00158/MNR	29/08/2017	Jack Wills Ltd	ADV	JACK WILLS LIMITED, 20 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	REPLACING 1NO. GOLD EFFECT LETTERING WITH 1NO. NEW INTERNALLY ILLUMINATED FASCIA SIGNAGE, 1NO. PROJECTING HANGING SIGNAGE WITH 1NO. NEW SIGNAGE (BLACK WITH WHITE LETTERING) REMOVAL OF 1NO. GOLD LEAF PHEASANT LOGO ABOVE DOOR. REPLACE 2NO. GOLD LEAF LETTERING LOGOS ON THE GLAZING WINDOWS WITH 2NO. NEW BLACK VINYL LOGOS	13/12/2017	Permission be granted	Advertisements

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17/02099/MNR	29/08/2017	Jack Wills Ltd	LBC	JACK WILLS LIMITED, 20 THE HAYES, CITY CENTRE, CARDIFF, CF10 1AH	REPLACING 1NO. GOLD EFFECT LETTERING WITH 1NO. NEW INTERNALLY ILLUMINATED FASCIA SIGNAGE, 1NO. PROJECTING HANGING SIGNAGE WITH 1NO. NEW SIGNAGE (BLACK WITH WHITE LETTERING), REMOVAL OF 1NO. GOLD LEAF PHEASANT LOGO ABOVE DOOR, REPLACE 2NO. GOLD LEAF LETTERING LOGOS ON THE GLAZING WINDOWS WITH 2NO. NEW BLACK VINYL LOGOS	13/12/2017	Permission be granted	Listed Buildings
17/02468/DCH	13/10/2017	Quin & Co Ltd	HSE	128 RHYMNEY STREET, CATHAYS, CARDIFF, CF24 4DJ	FIRST FLOOR REAR EXTENSION, REAR DORMER ROOF EXTENSION, INCREASE OF OCCUPANTS FROM 3 (C4) TO 6 (C4) AND ASSOCIATED ALTERATIONS.	01/12/2017	Permission be granted	Householder
17/02777/DCH	16/11/2017	Salih	FUL	27 RHIGOS GARDENS, CATHAYS, CARDIFF, CF24 4LS	GROUND FLOOR SIDE EXTENSION TO FLAT	04/12/2017	Withdrawn by Applicant	Householder
17/02772/MNR	16/11/2017	The Royal Bank of Scotland	DOC	ATM, CARDIFF CENTRAL RAILWAY STATION, CENTRAL SQUARE, CITY CENTRE	DISCHARGE OF CONDITIONS 4 (METHOD STATEMENT) AND 5 (MATERIALS) OF 16/02683/MNR	21/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02786/MNR	22/11/2017	Vita (Cardiff) 1 Limited	FUL	BRADLEY COURT, 11 PARK PLAGE, CATHAYS PARK, CARDIFF, CF10 3DR	SITE HOARDING	21/12/2017	Permission be granted	Minor - Other Principal Uses

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17/02837/MNR	27/11/2017	Casual Dining Group	FUL	LAS IGUANAS, 8 MILL LANE, CITY CENTRE, CARDIFF, CF10 1FL	ALTERATIONS TO EXISTING SHOPFRONT	21/12/2017	Permission be granted	Other Consent Types
A/17/00207/MNR	27/11/2017	STONEGATE PUB CO	ADV	GASSY JACKS, 39-41 SALISBURY ROAD, CATHAYS, CARDIFF, CF24 4AB	INSTALLATION OF REPLACEMENT ILLUMINATED AND NON ILLUMINATED SIGNS TO THE EXTERIOR OF THE BUILDING	21/12/2017	Permission be granted	Advertisements
17/02873/MNR	29/11/2017	CF Cardiff Limited	VAR	95 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DX	VARIATION OF CONDITIONS 4 (THE PREMISES SHALL NOT BE USED AS A PUBLIC HOUSE) TO ALLOW THE SALE OF HOT FOOD AND CONDITON 5 (OPENING HOURS) TO ALLOW OPENING BETWEEN 08:00 - 04:00 OF 05/01572/C	21/12/2017	Withdrawn by Applicant	Renewals and Variation of Conditions
17/02381/MNR	05/10/2017	The Alchemist Bar and Restaurant Ltd	LBC	117-118 ST MARY STREET, CITY CENTRE, CARDIFF, CF10 1DY	PROPOSED INSTALLATION OF EXTERNAL ADVERTISEMENTS ON THE FRONT ELEVATION	20/12/2017	Permission be granted	Listed Buildings
17/02625/MNR	01/11/2017	Trustees of MCF, Cardiff Estate Unit Trust	FUL	31 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PU	CHANGE OF USE TO CLASS A3	19/12/2017	Permission be granted	Minor - Retail (A1-A3)
A/17/00210/MNR	04/12/2017	Hugh James	ADV	HUGH JAMES SOLICITORS, TWO CENTRAL SQUARE, CENTRAL SQUARE, CITY CENTRE, CARDIFF, CF10 1FS	2 X NON-ILLUMINATED GLASS PANEL SIGNS	21/12/2017	Permission be granted	Advertisements
17/02444/MNR	13/10/2017	The Libertine (Cardiff) Limited	LBC	28 HIGH STREET, CITY CENTRE, CARDIFF, CF10 1PU	REFURBISHMENT OF THE INTERIOR LAYOUT AND EXTERNAL ALTERATIONS TO THE PREMISES FRONTAGE	22/12/2017	Permission be granted	Listed Buildings

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17/02457/MNR	12/10/2017	Mansford Core 2	LBC	28-34 AND 33 HIGH STREET ARCADE, CITY CENTRE, CARDIFF, CF10 1BB	AMENDED DESIGN TO SHOPFRONTS ST JOHN STREET ELEVATION	22/12/2017	Permission be granted	Listed Buildings
17/02986/MNR	11/12/2017	Cardiff University	DOC	LAND OPPOSITE 15-49 BLACKWEIR TERRACE, BLACKWEIR	DISCHARGE OF CONDITIONS 4 (SITE CLEARANCE) AND 5 (LANDSCAPING) OF 17/01940/MNR	21/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02654/MNR	03/11/2017	Prince	FUL	122 LISVANE STREET, CATHAYS, CARDIFF, CF24 4LN	CHANGE OF USE FROM HMO C4 (SIX OCCUPANTS) TO AN EIGHT PERSON HMO (SUI GENERIS). REAR DORMER ROOF EXTENSION, INSERTION OF ROOF LIGHT TO FRONT PITCHED ROOF AND ASSOCIATED INTERNAL ALTERATIONS	22/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02667/MJR	17/11/2017	Hermes Property Trust	DOC	5-10 CHURCH STREET, CITY CENTRE, CARDIFF, CF10 1BG	DISCHARGE OF CONDITIONS 3 (CONSTRUCTION MANAGEMENT PLAN), 6 (ARCHITECTURAL DETAILING), 7 (FIRE ESCAPE DETAILS) AND 12 (SITE WON MATERIAL) OF 16/02343/MJR	22/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02845/MNR	24/11/2017	Davies	FUL	SECOND FLOOR, HIGH ST ARCADE CHAMBERS, HIGH STREET ARCADE, CITY CENTRE	CHANGE OF USE FROM A1 TO SUI GENERIS IN ORDER TO BE USED AS A PRIVATE TATTOO STUDIO	22/12/2017	Permission be granted	Minor - Other Principal Uses

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A/17/00199/MNR	20/11/2017	Notemachine UK Ltd	ADV	MARKS AND SPENCER, 72-76 QUEEN STREET, CITY CENTRE, CARDIFF, CF10 2XG	ATM SIGNAGE	27/12/2017	Permission be granted	Advertisements
A/17/00206/MNR	22/11/2017	Slater and Gordon	ADV	HAYWOOD HOUSE NORTH, DUMFRIES PLACE, CITY CENTRE, CARDIFF, CF10 3GA	THE ERECTION OF ONE ILLUMINATED POST AND PANEL ADVERTISING SIGN AND NON ILLUMINATED DIRECTIONAL SIGNAGE	27/12/2017	Permission be granted	Advertisements
A/17/00213/MNR	08/12/2017	Casual Dining Group	ADV	LAS IGUANAS, 8 MILL LANE, CITY CENTRE, CARDIFF, CF10 1FL	NEW SIGNAGE	28/12/2017	Permission be granted	Advertisements
17/03000/MJR	18/12/2017	Crown Student Living	NMA	CARADOG HOUSE, 1-6 ST ANDREW'S PLACE, CATHAYS PARK, CARDIFF, CF10 3BE	ALTERATIONS TO APPROVED PLANS PREVIOUSLY APPROVED UNDER 14/03004/MJR	28/12/2017	Permission be granted	Non Material Amendment
CREIGAU/ST FAGANS								
17/02896/MJR	29/11/2017	Redrow Homes (South Wales)	NMA	LAND SOUTH OF PENTREBANE ROAD, CARDIFF	AMENDMENTS TO 17/00414/MJR - GARAGE TYPES, ROOF TYPES AND FINISHED FLOOR LEVELS DETAILS	22/12/2017	Permission be granted	Non Material Amendment
17/02586/MNR	06/11/2017	EVANS	FUL	PLOT 62, MULBERRY GROVE, ST FAGANS, CARDIFF, CF5 6FA	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	22/12/2017	Permission be granted	Minor - Dwellings (C3)

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17/02305/MJR	28/09/2017	Persimmon Homes East Wales	DOC	LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU	DISCHARGE OF CONDITION 23 (STRATEGIC SUSTAINABLE SURFACE WATER DRAINAGE MASTERPLAN) OF 14/00852/DCO	21/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02345/MNR	04/10/2017	National Museums Wales	FUL	MUSEUM OF WELSH LIFE, MICHAELSTON ROAD, ST FAGANS, CARDIFF, CF5 6XB	FREE STANDING OVAL-SHAPED HIGH ROPES COURSE WITHIN EXISTING WOODLAND. IT COMPRISES A SERIES OF AERIAL ROPE OBSTACLES SET 5M OFF THE GROUND. EACH OBSTACLE IS SUSPENDED BETWEEN 8M HIGH WOODEN SUPPORT POLES THROUGH THE EXISTING MATURE WOODLAND	01/12/2017	Permission be granted	Minor - Other Principal Uses
17/02294/MJR	26/09/2017	Persimmon Homes East Wales	DOC	LAND TO THE NORTH OF M4 JUNCTION 33, CREIGIAU	DISCHARGE OF CONDITION 34 (SOILS) OF 14/00852/DCO	06/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02539/DCH	25/10/2017	Knight	CLD	80 PARC-Y-FRO, CREIGIAU, CARDIFF, CF15 9SB	SINGLE STOREY REAR EXTENSION	15/12/2017	Permission be granted	Other Consent Types
17/02526/DCH	07/11/2017	White	HSE	22 DENISON WAY, ST FAGANS, CARDIFF, CF5 4SF	1ST FLOOR EXTENSION ABOVE EXISTING GARAGE INCLUDING BALCONY AND ALTERATIONS	18/12/2017	Permission be granted	Householder
17/02328/MJR	28/09/2017	Dwr Cymru Welsh Water	FUL	SEWAGE DISPOSAL WORKS, LLANTRISANT ROAD, ST FAGANS	CONSTRUCTION OF ACCESS ROAD AND ASSOCIATED BOUNDARY TREATMENT	18/12/2017	Permission be granted	Minor - Other Principal Uses

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CYNCOED								
17/02458/MNR	12/10/2017	Cardiff Council	VAR	CARDIFF HIGH SCHOOL, LLANDENNIS ROAD, CYNCOED, CARDIFF, CF23 6WG	AMEND CONDITION 7 OF PLANNING PERMISSION 12/169/DCO TO READ - THE ARTIFICIAL TRAINING PITCH (ATP) AND FLOODLIGHTS SHALL ONLY BE USED BETWEEN THE HOURS OF 07:30 & 21:00 MONDAY TO FRIDAY, AND 09:00 AND 18:30 SATURDAY, SUNDAY AND BANK HOLIDAYS	18/12/2017	Permission be granted	Renewals and Variation of Conditions
17/02000/MNR	16/08/2017	Tesco Stores Ltd	VAR	35-41 CLEARWATER WAY, LAKESIDE, CARDIFF	VARIATION OF CONDITION 9 (DELIVERY VEHICLE HOURS) OF 15/02128/MNR TO BE REWORDED AS FOLLOWS: "THE ARRIVAL, DEPARTURE, LOADING AND UNLOADING OF DELIVERY VEHICLES SHALL ONLY TAKE PLACE BETWEEN THE HOURS OF 07.30AM AND 19.00PM MONDAY TO SATURDAY AND BETWEEN THE HOURS OF 09.30AM AND 15.30PM ON SUNDAY".	18/12/2017	Permission be granted	Renewals and Variation of Conditions

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17/02097/MNR		Snidle	FUL	41 LLYSWEN ROAD, CYNCOED, CARDIFF, CF23 6PP	DEMOLITION OF EXISTING DETACHED BUNGALOW AND THE CONSTRUCTION OF A 3-BEDROOM DORMER BUNGALOW, TOGETHER WITH ON-SITE AMENITY AND CAR PARKING SPACES, WASTE BIN AND CYCLE STORAGE FACILITIES	14/12/2017	Withdrawn by Applicant	Minor - Dwellings (C3)
17/02395/DCH	06/10/2017	Mcleod	HSE	31 CEFN COED GARDENS, CYNCOED, CARDIFF, CF23 6AX	CONSTRUCTION OF A FIRST FLOOR EXTENSION OVER AN EXISTING SINGLE STOREY SIDE WING AND A SINGLE STOREY EXTENSION TO THE REAR OF THE MAIN HOUSE.	07/12/2017	Permission be granted	Householder
17/02593/DCH	30/10/2017	Harris	HSE	17 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6LE	2 STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION	01/12/2017	Permission be granted	Householder
17/02867/DCH	12/12/2017	Malik	HSE	45B LAKESIDE DRIVE, LAKESIDE, CARDIFF, CF23 6DF	SINGLE AND 2 STOREY EXTENSION TO REAR AND SIDE	20/12/2017	Withdrawn by Applicant	Householder
17/02678/MNR	10/11/2017	VIGLIOTTA	FUL	42 FIDLAS ROAD, CYNCOED, CARDIFF, CF14 0ND	DEMOLISH AN EXISTING BAY FRONTED BUNGELow AND BUILD NEW DORMER BUNGELow	27/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02691/DCH	13/11/2017	Close	HSE	49 DUFFRYN AVENUE, LAKESIDE, CARDIFF, CF23 6JL	PROPOSED HIP TO GABLE LOFT CONVERSION WITH A REAR FACING DORMER.	27/12/2017	Permission be granted	Householder

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17/02843/DCH	24/11/2017	Minnis	HSE	12 BRYN-GWYN ROAD, CYNCOED, CARDIFF, CF23 6PQ	SINGLE STOREY REAR EXTENSION	27/12/2017	Permission be granted	Householder
17/02898/DCH	05/12/2017	Lasebikan	NMA	7 WINDERMERE AVENUE, ROATH PARK, CARDIFF, CF23 5PQ	ERECTION OF A SINGLE STOREY REAR EXTENSION.	29/12/2017	Permission be granted	Householder
FAIRWATER								
17/02825/DCH	06/12/2017	Azzopardi	CLD	62 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3BZ	SMALL SINGLE STOREY EXTENSION TO SIDE OF PROPERTY.	27/12/2017	Permission be granted	Other Consent Types
17/02935/DCH	07/12/2017	Saleh	CLU	5 TUDOR CLOSE, FAIRWATER, CARDIFF, CF5 3DE	CONSTRUCTION OF THE NEW SIDE PORCH AND SHOWER ROOM	27/12/2017	Permission be granted	Other Consent Types
17/02964/MNR	07/12/2017	Maqueline Builders Ltd	DOC	PROPOSED DWELLING REAR OF 19, FAIRWOOD ROAD, FAIRWATER	DISCHARGE OF CONDITIONS 6 (SITE ENCLOSURE), 8 (FINISHING MATERIALS) AND 9 (LANDSCAPING) OF 17/00711/MNR	21/12/2017	Full Discharge of Condition	Other Consent Types
17/02366/MNR	03/10/2017	Riaz	FUL	FAIRWOOD, 101 LLANTRISANT ROAD, FAIRWATER, CARDIFF, CF5 2PW	NEW 4 BED DWELLING	12/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/02672/DCH	07/11/2017	Dupres	HSE	46 BWLCH ROAD, FAIRWATER, CARDIFF, CF5 3BZ	DOUBLE STOREY SIDE EXTENSION WITH ENLARGED REAR SINGLE STOREY EXTENSION AND REAR ROOF DORMER. RE-MODELED FRONT PORCH TO INCLUDE OVERHANGING ROOF AND GLAZED ENTRANCE	18/12/2017	Permission be granted	Householder

GABALFA

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17/02475/DCH	23/10/2017	Logan	CLD	36 EDINGTON AVENUE, GABALFA, CARDIFF, CF14 3QG	DEMOLITION OF CHIMNEY AND REAR SINGLE STOREY EXTENSION MINOR ALTERATIONS TO WINDOW/DOOR APERTURES	07/12/2017	Permission be granted	Other Consent Types
17/02698/DCH	08/11/2017	Cunningham	HSE	68 HEATHFIELD ROAD, GABALFA, CARDIFF, CF14 3JY	ENLARGEMENT OF EXISTING ROOF DORMER TO CREATE SPACE FOR A NEW BATHROOM	19/12/2017	Permission be granted	Householder
17/02783/MNR	16/11/2017	Aikejo	FUL	180 NORTH ROAD, GABALFA, CARDIFF, CF14 3BJ	CHANGE OF USE TO 6 BEDROOM HOUSE IN MULTIPLE OCCUPATION (C4)	27/12/2017	Permission be granted	Minor - Dwellings (C3)
GRANGETOWN								
17/02763/DCH	14/11/2017	Underhill	HSE	28 POWDERHAM DRIVE, GRANGETOWN, CARDIFF, CF11 8ND	FIRST FLOOR OVER GARAGE AND TWO STOREY SIDE EXTENSIONS	22/12/2017	Permission be granted	Householder
17/02564/MNR	06/11/2017	Tariq	FUL	7 POWDERHAM DRIVE, GRANGETOWN, CARDIFF, CF11 8ND	DEMOLITION OF EXISTING DOUBLE GARAGE TO ALLOW FOR THE BUILDING OF A NEW TWO STOREY HOUSE FOR INDEPENDENT LIVING OF ELDERLY RELATIVES	22/12/2017	Planning Permission be refused	Minor - Dwellings (C3)

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17/02653/MNR	22/11/2017	Franks and Toms Architects Ltd	FUL	LAND AND BUILDINGS ON THE SOUTH SIDE OF, AVONDALE ROAD, GRANGETOWN	PROPOSED DEVELOPMENT OF A NEW BOXING GYMNASIUM, CLASSROOM AND ASSOCIATED FACILITIES ON THE LANDSCAPED AREA ALONGSIDE THE EXISTING NURSERY AND CHANNEL VIEW LEISURE CENTRE ALL WEATHER PITCH	27/12/2017	Permission be granted	Minor - Other Principal Uses
17/01252/MNR	31/05/2017	Maqbool	FUL	8 HARTLEY PLACE, LECKWITH, CARDIFF, CF11 8BN	PROPOSED ATTACHED TWO STOREY DWELLING	01/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/02646/MNR	06/11/2017	Ashfield Land (Cardiff) Limited	FUL	UNIT 2A GLYNSTELL INDUSTRIAL ESTATE, GLYNSTELL CLOSE, LECKWITH, CARDIFF, CF11 8TR	CHANGE OF USE OF UNIT 2A-C FOR THE SALE OF MOTORCYCLES, MOTORCYCLE CLOTHING/PARTS/ACCESSORIES AND A WORKSHOP/MOT TESTING BAY (SUI GENERIS), TOGETHER WITH MINOR EXTERNAL ALTERATIONS TO THE EXISTING ELEVATIONS	08/12/2017	Permission be granted	Minor - Other Principal Uses
17/02508/MNR	18/10/2017	Shepherd	FUL	71 FERRY ROAD, GRANGETOWN, CARDIFF, CF11 7DX	CONVERT FIVE BEDROOM DWELLING INTO THREE SELF CONTAINED FLATS WITH SINGLE STOREY REAR EXTENSION, REAR DORMER EXTENSION & EXTERNAL ALTERATIONS	08/12/2017	Permission be granted	Minor - Dwellings (C3)

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17/02695/MNR	08/11/2017	Malik	FUL	REAR OF 35 CORPORATION ROAD, GRANGETOWN, CARDIFF, CF11 7AN	CONVERSION OF COACH HOUSE INTO SELF CONTAINED DWELLING	18/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/00655/MJR	24/03/2017	Murphy	DOC	ARTHUR HOUSE, 102 TAFF EMBANKMENT, GRANGETOWN, CARDIFF, CF11 7BH	DISCHARGE OF CONDITIONS 2 (MATERIALS), 3 (SITE ENCLOSURE), 4 (CROSSOVER), 5 (GAS MONITORING), 6 (CONTAMINANTS), 10 AND 11 (CODE FOR SUSTAINABLE HOMES) OF 14/00233/DCI	18/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02728/MJR	10/11/2017	Wales and West Housing Association	DOC	LAND TO THE WEST OF, CLIVE LANE, GRANGETOWN, CARDIFF	DISCHARGE OF CONDITION 24 (NOISE SURVEY) OF 15/02834/MJR	13/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02510/MJR	20/10/2017	J G Hale Construction	DOC	162 PENARTH ROAD, GRANGETOWN, CARDIFF, CF11 6YA	DISCHARGE OF CONDITION 15 (DRAINAGE) OF 16/02994/MJR	15/12/2017	Full Discharge of Condition	Discharge of Conditions
HEATH								
17/02424/MNR	12/10/2017	Heaton	FUL	44 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	CHANGE OF USE OF EXISTING GARAGE BUILDING INTO A DOG GROOMING SALON	15/12/2017	Permission be granted	Minor - Other Principal Uses
A/17/00178/MNR	12/10/2017	Heaton	ADV	44 ST BENEDICT CRESCENT, HEATH, CARDIFF, CF14 4DQ	SMALL SIGN ON THE SIDE ACCESS GATE	15/12/2017	Permission be granted	Advertisements

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17/02735/DCH	13/11/2017	DARLINGTON	HSE	5 CRYSTAL RISE, HEATH, CARDIFF, CF14 4HP	CONNECT THE ROOF OF THE EXISTING GARAGE TO A REAR SINGLE STOREY EXTENSION AND CONVERT SPACE INTO OFFICE AND REPLACE CONCRETE ROOF WITH TIMBER AND RUBBER ROOF	15/12/2017	Permission be granted	Householder
17/02438/DCH	13/10/2017	Merrett	CLD	7 ST ANGELA ROAD, HEATH, CARDIFF, CF14 4DL	LOFT CONVERSION WITH HIP TO GABLE ROOF EXTENSION, NEW REAR DORMER AND ADDITION OF ROOF LIGHTS TO FRONT	01/12/2017	Permission be granted	Other Consent Types
17/02549/DCH	25/10/2017	Hodgson	HSE	132 HEATHWOOD ROAD, HEATH, CARDIFF, CF14 4BQ	SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING SINGLE STOREY REAR EXTENSION	07/12/2017	Permission be granted	Householder
17/02640/DCH	03/11/2017	Evans	HSE	37 PUM ERW ROAD, BIRCHGROVE, CARDIFF, CF14 4PE	ERECT A CONSERVATORY TO THE REAR ELEVATION	20/12/2017	Permission be granted	Householder
17/02514/DCH	19/10/2017	Proctor	HSE	148 KING GEORGE V DRIVE EAST, HEATH, CARDIFF, CF14 4EN	DOUBLE STOREY SIDE EXTENSION. SINGLE STOREY REAR EXTENSION. FULL HOUSE REFURBISHMENT	21/12/2017	Permission be granted	Householder

LISVANE

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17/01791/MNR	25/07/2017	Hedlund	FUL	TY GWYN, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SG	THE EXTENSION AND ALTERATION OF THE COACH HOUSE AT THE TY GWYN ESTATE, THE CHANGE OF USE FROM OFFICES TO A DWELLING AND THE CONSTRUCTION OF A CYCLE STORE WITHIN THE WALLED GARDEN	21/12/2017	Permission be granted	Minor - Dwellings (C3)
14/02891/MJR	10/12/2014	South Wales Land Developments Ltd	HYB	CHURCHLANDS LAND NORTH AND EAST OF LISVANE, LISVANE, CARDIFF	HYBRID APPLICATION COMPRISING AN OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 1000 UNITS INCLUDING A PRIMARY SCHOOL AND VILLAGE CENTRE AND A FULL APPLICATION FOR HIGHWAY AND DRAINAGE INFRASTRUCTURE WORKS.	22/12/2017	Permission be granted	Major - Dwellings (C3)
15/03034/MNR	08/01/2016	The Carlyle Trust Ltd	FUL	LAND SOUTH OF, LISVANE ROAD, LISVANE	SURFACE WATER DRAINAGE LAGOON	28/12/2017	Permission be granted	Other Consent Types
17/02362/DCH	02/10/2017	Minton	HSE	2 MILL PLACE, LISVANE, CARDIFF, CF14 0TF	PROPOSED GARDEN ROOM AND INDOOR POOL AND ASSOCIATED EXTERNAL WORKS	08/12/2017	Permission be granted	Householder
17/02513/DCH	19/10/2017	O'Donoghue	HSE	5 WOOD CLOSE, LISVANE, CARDIFF, CF14 0TT	SINGLE STOREY REAR AND SIDE EXTENSION	13/12/2017	Permission be granted	Householder
17/02555/DCH	25/10/2017	Mohammed	HSE	66 CLOS LLYSFAEN, LISVANE, CARDIFF, CF14 0UP	2 STOREY EXTENSION TO REAR	13/12/2017	Permission be granted	Householder

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SC/17/00011/MJR17/11/2017		Boyer Planning Limited	SCR	LAND AT MOOR LYNCH, RUDRY ROAD, LISVANE, CARDIFF, CF14 0SN	REQUEST A SCREENING OPINION AS TO WHETHER AN ENVIRONMENTAL IMPACT ASSESSMENT IS REQUIRED.	15/12/2017	Response Sent	Other Consent Types
17/02023/MNR	21/08/2017	Hughes	FUL	4 GRAIG VIEW, LISVANE, CARDIFF, CF14 0TG	DEMOLITION OF EXISTING SUB-STANDARD HOUSE, CARPORT, AND OUTHOUSES. CONSTRUCTION OF 2 DETACHED TWO STOREY PROPERTIES WITH CARPARKING AND GARDENS	18/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/02037/MNR	29/08/2017	Minton	FUL	NULANDS, MILL PLACE, LISVANE, CARDIFF, CF14 0TF	DEMOLITION OF EXISTING HOUSE AND GARAGE AND CONSTRUCTION OF A NEW 5 BEDROOM DWELLING ON THE SITE	19/12/2017	Permission be granted	Minor - Dwellings (C3)
LLANDAFF								
17/02607/DCH	06/11/2017	Charles	HSE	28 ST MICHAEL'S ROAD, LLANDAFF, CARDIFF, CF5 2AP	SIDE AND REAR EXTENSION AT GROUND FLOOR, WITH SMALLER FIRST FLOOR EXTENSION AND LOFT CONVERSION WITH DORMER WINDOW. DEMOLITION OF EXISTING (SMALLER) REAR EXTENSION AND CONSERVATORY, AND SHORTENING OF EXISTING GARAGE-TYPE OUTBUILDING	15/12/2017	Permission be granted	Householder

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17/02479/MNR	16/10/2017	The Girls' Day Schools Trust	FUL	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	CONSTRUCTION OF FOOTPATHS TO SERVE SYNTHETIC SPORTS PITCH AND MACADAM TENNIS/ NETBALL COURTS	15/12/2017	Permission be granted	Minor - Other Principal Uses
17/02647/MNR		TRACSCARE	FUL	COLLEGE FIELDS, 413 WESTERN AVENUE, LLANDAFF, CARDIFF, CF5 2BD	SINGLE STOREY REAR MEETING ROOM EXTENSION AND ASSOCIATED INTERNAL ALTERATIONS	13/12/2017	Withdrawn by Applicant	Minor - Other Principal Uses
17/02684/DCH	07/11/2017	Postance	HSE	126 PENCISELY ROAD, LLANDAFF, CARDIFF, CF5 1DR	SINGLE STOREY EXTENSION TO THE REAR, AND LOFT CONVERSION	12/12/2017	Permission be granted	Householder
17/02620/DCH	06/11/2017	Johnson	CLD	14 LLANDAFF CHASE, LLANDAFF, CARDIFF, CF5 2NA	TO CONSTRUCT A SIDE EXTENSION TO PROPERTY	11/12/2017	Withdrawn by Applicant	Other Consent Types
17/02629/DCH	01/11/2017	Lloyd	HSE	TREMADOC, 99 FAIRWATER ROAD, LLANDAFF, CARDIFF, CF5 2LG	LEAN TO EXTENSION WITH CONSERVATORY, DORMER ROOF EXTENSION TO REAR OF PROPERTY, WITH VELUX ROOF LIGHTS TO FRONT ELEVATION AND GARAGE TO REAR WITH LANE ACCESS	21/12/2017	Permission be granted	Householder
17/02649/MNR	03/11/2017	The Girls' Day Schools Trust	DOC	HOWELLS SCHOOL, CARDIFF ROAD, LLANDAFF, CARDIFF, CF5 2YD	DISCHARGE OF CONDITION 3 (CONSTRUCTION MANAGEMENT PLAN) OF 14/01563/DCO ALLOWED ON APPEAL UNDER REFERENCE APP/Z6815/A/15/314079 3	21/12/2017	Full Discharge of Condition	Discharge of Conditions

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17/02745/MJR	14/11/2017	Redrow Homes (South Wales)	DOC	LAND NORTH AND SOUTH OF LLANTRISANT ROAD, NORTH WEST CARDIFF	DISCHARGE OF CONDITIONS 18 (SOIL) AND 32 (ARCHAEOLOGY) OF 14/02157/MJR IN RELATION TO LAND SOUTH OF LLANTRISANT ROAD.	21/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02816/DCH	22/11/2017	Gwyndaf	HSE	37 ST MICHAEL'S ROAD, LLANDAFF, CARDIFF, CF5 2AL	SINGLE STOREY REAR EXTENSION & EXTERNAL ALTERATION	20/12/2017	Permission be granted	Householder
LLANDAFF NORTH								
17/02693/DCH	08/11/2017	Cooper	CLD	58 ANDREW'S ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JP	CONVERSION OF GARAGE TO LIVING ROOM AND STORE	22/12/2017	Permission be granted	Householder
17/02483/MNR	16/10/2017	Annandale	DOC	46 EVANSFIELD ROAD, LLANDAFF NORTH, CARDIFF, CF14 2FA	DISCHARGE OF CONDITIONS 3, (TIMBER CLADDING), 4 (CONSTRUCTION MANAGEMENT SCHEME), 6 (REFUSE STORAGE), 7 (DRAINAGE), CONDITION 8 (TOPSOIL) AND CONDITION 9 (AGGREGATES) OF 12/01357/DCO	06/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02612/DCH	07/11/2017	Powell	HSE	SYCAMORE LODGE, GABALFA ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JJ	TWO STOREY EXTENSION	18/12/2017	Permission be granted	Householder
LLANISHEN								

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17/02566/MNR	25/10/2017	Welsh Water	PRAP	THE PUMP HOUSE, LLANISHEN AND LISVANE RESEVOIR, LISVANE ROAD, LISVANE, CARDIFF, CF14 0SA	DEMOLITION OF REDUNDANT PUMP HOUSE AS IT IS NO LONGER NECESSARY TO SUPPORT RESERVOIR OPERATIONS	06/12/2017	Prior Approval be granted	Other Consent Types
17/01112/MJR	22/05/2017	McCarthy & Stone	VAR	THE ORCHARDS, ILEX CLOSE, LLANISHEN, CARDIFF, CF14 5EZ	VARIATION OF CONDITION 2 OF 14/01942/DCO (MIXED USE DEVELOPMENT (USE CLASS C2/C3) TO ALLOW SUBSTITUTION OF PLANS	07/12/2017	Permission be granted	Renewals and Variation of Conditions
17/02637/DCH	02/11/2017	Jerrett	HSE	25 HUNTSMEAD CLOSE, THORNHILL, CARDIFF, CF14 9HY	REAR GROUND FLOOR LEAN TO EXTENSION TO ENLARGE KITCHEN	04/12/2017	Permission be granted	Householder
17/02591/DCH	01/11/2017	Greck	HSE	46 ST MARTINS CRESCENT, LLANISHEN, CARDIFF, CF14 5QA	GROUND FLOOR SINGLE STOREY EXTENSION	08/12/2017	Permission be granted	Householder
17/02537/DCH	23/10/2017	Thompson	HSE	23 LLANON ROAD, LLANISHEN, CARDIFF, CF14 5AG	PROPOSED DORMER TO EXISTING ATTIC CONVERSION,AND PROPOSED FIRST FLOOR BEDROOM EXTENSION OVER EXISTING KITCHEN AND ALTERATIONS	08/12/2017	Permission be granted	Householder
17/02689/DCH	13/11/2017	Johns	HSE	19 TRISTRAM CLOSE, THORNHILL, CARDIFF, CF14 9AJ	2 STOREY SIDE EXTENSION AND SINGLE STOREY FRONT PORCH ADDITION.	27/12/2017	Permission be granted	Householder
17/02767/DCH	15/11/2017	Ravi	HSE	59 TASKER SQUARE, LLANISHEN, CARDIFF, CF14 5ET	CONSERVATORY TO REAR OF DWELLING	21/12/2017	Permission be granted	Householder

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17/02746/MNR	16/11/2017	Owens	FUL	LLANISHEN LIBRARY, 31 KIMBERLEY TERRACE, LLANISHEN, CARDIFF, CF14 5EA	CHANGE OF USE FROM LIBRARY (CLASS D1) TO RETAIL (CLASS A1)	19/12/2017	Permission be granted	Minor - Retail (A1-A3)
17/02975/DCH	08/12/2017	James	HSE	4 CLOS Y GWALCH, THORNHILL, CARDIFF, CF14 9JH	CONSTRUCTION OF A NEW 1.8 METRE HIGH TIMBER FENCE ALONG BOUNDARY OF SITE ADJACENT TO HIGHWAY	20/12/2017	Withdrawn by Applicant	Householder
17/02807/DCH	22/11/2017	Perera	HSE	20 SOUTH RISE, LLANISHEN, CARDIFF, CF14 0RH	GROUND FLOOR REAR EXTENSION, FIRST FLOOR SIDE EXTENSION AND NEW FRONT PORCH	27/12/2017	Permission be granted	Householder
17/02732/DCH	10/11/2017	Osborne	HSE	66 TATHAM ROAD, LLANISHEN, CARDIFF, CF14 5FB	NEW BI-FOLD GARAGE DOORS TO FRONT ELEVATION. MINOR AMENDMENTS TO PREVIOUS PLANNING PERMISSION 15/02709/DCH (SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE TO UTILITY ROOM AND STORAGE AREA)	29/12/2017	Permission be granted	Householder

LLANRUMNEY

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17/03007/MNR	11/12/2017	Khan	VAR	72 COUNTISBURY AVENUE, LLANRUMNEY, CARDIFF, CF3 5YR	VARIATION OF CONDITION 6 [THE PREMISES SHALL BE USED AS AN A3 (RESTAURANT, CAFE, COFFEE SHOP OR TAKEAWAY) AS SPECIFIED IN THE APPLICATION AND FOR NO OTHER PURPOSE (INCLUDING ANY OTHER PURPOSE IN USE 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]] OF 17/00786/MNR	20/12/2017	Withdrawn by Applicant	Renewals and Variation of Conditions
17/02715/MNR	14/11/2017	SJC Motors	FUL	S J C MOTORS, MOUNT PLEASANT AVENUE, LLANRUMNEY, CARDIFF, CF3 5SZ	ADDITION OF A GARAGE WORKSHOP	27/12/2017	Permission be granted	Minor - Other Principal Uses
17/02870/DCH	04/12/2017	Anthony	NMH	4 BRAUNTON AVENUE, LLANRUMNEY, CARDIFF, CF3 5HU	AMENDMENT TO APPLICATION 17/01441/DCH - THE INSTALLATION OF A UPVC DOUBLE GLAZED WINDOW IN THE GABLE END OF DOWNSTAIRS ROOM	15/12/2017	Permission be granted	Non Material Householder
17/02182/DCH	24/10/2017	Cebrynski	HSE	286 BALL ROAD, LLANRUMNEY, CARDIFF, CF3 4JJ	ERECT A 'GRANNY ANNEX'	15/12/2017	Permission be granted	Householder

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PENTWYN								
17/02120/DCH	11/10/2017	Chalinder	HSE	83 HOLLYBUSH ROAD, PENTWYN, CARDIFF, CF23 6SZ	SINGLE STOREY GRANNY ANNEX IN THE REAR GARDEN	08/12/2017	Permission be granted	Householder
17/02310/DCH	10/11/2017	Macaulay	HSE	16 FORSYTHIA DRIVE, PENTWYN, CARDIFF, CF23 7HP	2 STORY SIDE EXTENSION	27/12/2017	Permission be granted	Householder
PENYLAN								
17/02754/DCH	14/11/2017	Hughs and Mrs A Cole	HSE	17 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DD	HIP TO GABLE AND LOFT CONVERSION WITH REAR DORMER	27/12/2017	Permission be granted	Householder
17/02755/DCH	14/11/2017	Bennett	HSE	19 EARL'S COURT ROAD, PENYLAN, CARDIFF, CF23 9DD	HIP TO GABLE END AND LOFT CONVERSION WITH REAR DORMER	27/12/2017	Permission be granted	Householder
17/02681/DCH	07/11/2017	Hurn	HSE	24 LAKE ROAD EAST, PENYLAN, CARDIFF, CF23 5NN	ERECTION OF TEMPORARY CLOSE BOARD FENCE, WITH GATED ACCESS FOR OFF ROAD PARKING, ON BOUNDARY OF PROPERTY AND LADY MARY ROAD. CLOSE BOARD FENCE TO BE NO HIGHER THAN 1.8M	21/12/2017	Permission be granted	Householder
17/02520/MNR	23/10/2017	Cardiff Council	DEM	HOWARDIAN CENTRE, HAMMOND WAY, PENYLAN, CARDIFF, CF23 9NB	DEMOLITION OF HOWARDIAN CENTRE	21/12/2017	Prior Approval be granted	General Regulations
17/02399/MNR	06/10/2017	Purfleet Truck Wash	FUL	DAVID LLOYD LEISURE CLUB, IPSWICH ROAD, PENYLAN, CARDIFF, CF23 9AQ	CHANGE OF USE OF PART OF THE CAR PARK AT DAVID LLOYD CARDIFF TO A HAND CAR WASH FACILITY (SUI GENERIS), COMPRISING AN OFFICE CABIN AND CANOPY	08/12/2017	Permission be granted	Minor - Other Principal Uses

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17/02806/MJR	21/11/2017	Cardiff Council	DOC	HOWARDIAN CENTRE, HAMMOND WAY, PENYLAN, CARDIFF, CF23 9NB	DISCHARGE OF CONDITION 3 (GAS PROTECTION MEASURES) OF 16/02710/MJR	07/12/2017	Full Discharge of Condition	General Regulations
17/02161/MNR	08/09/2017	Ciocca	FUL	301 ALBANY ROAD, ROATH, CARDIFF, CF24 3NY	PROPOSED REAR EXTENSION, LOFT CONVERSION WITH DORMERS AND CONVERSION OF DWELLING TO FORM 4 NO. FLATS	15/12/2017	Permission be granted	Minor - Dwellings (C3)
PLASNEWYDD								
17/02008/MNR	18/08/2017	HARG Limited	FUL	199 NEWPORT ROAD, ROATH, CARDIFF, CF24 1AJ	CONVERSION OF EXISTING COMMERCIAL PREMISES TO 6 APARTMENTS AND MINOR EXTERNAL ALTERATIONS	18/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02184/MNR	15/09/2017	Parish	FUL	9 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RD	CONSTRUCTION OF TWO NEW COACH HOUSES TO THE REAR OF NO. 9, OAKFIELD STREET CONTAINING ONE RESIDENTIAL UNIT AND NO. 4, PARTRIDGE ROAD CONTAINING TWO FLATS, TOGETHER WITH UPGRADING THE EXISTING REAR LANE AND EXTERNAL WORKS	18/12/2017	Planning Permission be refused	Minor - Dwellings (C3)

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17/02299/MNR	25/09/2017	Sabri Battal	FUL	76 CITY ROAD, ROATH, CARDIFF, CF24 3DD	SHOP FRONT ALTERATIONS AND ERECTION OF ROOF STRUCTURE OVER FIRST FLOOR REAR ROOF TERRACE FOR THE USE AS SHISHA AREA ANCILLARY TO MAIN A3 USE WITH EXTERNAL ALTERATIONS	15/12/2017	Permission be granted	Minor - Retail (A1-A3)
17/02773/MJR	15/11/2017	The Student Housing Comply	NMA	LAND AT OXFORD STREET, ROATH, CARDIFF	AMENDMENTS TO 12/00309/DCI - NEW FENCING TO CASTLE LANE AND OXFORD STREET	14/12/2017	Permission be granted	Non Material Amendment
17/02751/MNR	14/11/2017	THD Properties Ltd	FUL	UNITS 14 & 15, THE GLOBE CENTRE, WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PE	CHANGE OF USE TO DUAL PURPOSE A3/D2 (HOT FOOD/ WELLBEING CLASSES)	15/12/2017	Permission be granted	Minor - Retail (A1-A3)
17/02623/MNR	01/11/2017	Khalid	FUL	126 CITY ROAD, ROATH, CARDIFF, CF24 3DQ	CHANGE OF USE FROM A1 (RETAIL) TO A3 FOOD & DRINK	15/12/2017	Planning Permission be refused	Minor - Retail (A1-A3)
17/02558/MNR	26/10/2017	Jones	FUL	2 CRWYS PLACE, ROATH, CARDIFF, CF24 4NS	CONVERSION OF HOUSE INTO 2 SELF-CONTAINED FLATS, HIP TO GABLE EXTENSION AND GROUND FLOOR SINGLE STOREY REAR EXTENSION WITH OPEN LOBBY WITH BALCONY OVER FOR ACCESS TO FIRST FLOOR FLAT	15/12/2017	Permission be granted	Minor - Dwellings (C3)

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17/02425/MNR	10/10/2017	Lancey	FUL	SPORTS PERFORMANCE SERVICES LTD, 33 THE PARADE, ROATH, CARDIFF, CF24 3AD	DEMOLITION OF EXISTING GROUND, FIRST AND SECOND FLOOR REAR ANNEX AND CONSTRUCTION OF NEW GROUND, FIRST AND SECOND FLOOR ACCOMMODATION TO HOUSE SPORT THERAPY STUDIO, GYMNASIUM, SWIMMING POOL AND ANCILLARY ACCOMMODATION. CHANGE OF USE FROM D1 TO D2 USE GROUP.	08/12/2017	Permission be granted	Minor - Other Principal Uses
17/02568/MNR	24/10/2017	Williams	VAR	6 CONNAUGHT ROAD, ROATH, CARDIFF, CF24 3PT	REMOVAL OF CONDITION 2 OF 10/01349/DCI AS THE REAR LANE IS NOW GATED MAKING ACCESS DIFFICULT	01/12/2017	Permission be granted	Renewals and Variation of Conditions
17/02356/DCH	19/10/2017	Heathfield	HSE	26 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HN	SINGLE STOREY REAR EXTENSION	01/12/2017	Permission be granted	Householder
17/02109/MNR	31/08/2017	Moghal	FUL	REAR OF 22 CITY ROAD, ROATH, CARDIFF, CF24 3DL	CONVERSION FROM WAREHOUSE TO 8 BEDROOM SUI GENERIS HOUSE IN MULTIPLE OCUPATION WITH INTRODUCTION OF NEW WINDOW OPENINGS, DEMOLITION OF STORE TO CREATE AMENITY AREA AND MINOR ALTERATIONS TO 22 CITY ROAD	01/12/2017	Permission be granted	Minor - Dwellings (C3)
17/02562/MNR	24/10/2017	Coates	CLU	39 SHIRLEY ROAD, ROATH, CARDIFF, CF23 5HL	USE AS 4 FLATS	08/12/2017	Permission be granted	Other Consent Types

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17/02659/MNR	09/11/2017	Carore Ltd	FUL	UNIT 6, THE GLOBE CENTRE, WELLFIELD ROAD, ROATH, CARDIFF, CF24 3PE	RETROSPECTIVE CHANGE OF USE TO A3 RESTAURANT	08/12/2017	Permission be granted	Minor - Other Principal Uses
17/02664/MNR	07/11/2017	TH UK & Ireland Ltd	FUL	41-43 ALBANY ROAD, ROATH, CARDIFF, CF24 3LJ	ALTERATIONS TO THE SHOPFRONT	08/12/2017	Permission be granted	Other Consent Types
A/17/00198/MNR	07/11/2017	TH UK & Ireland Ltd	ADV	41-43 ALBANY ROAD, ROATH, CARDIFF, CF24 3LJ	2 NO. INTERNALLY ILLUMINATED FASCIA SIGNS AND 1 NO. INTERNALLY ILLUMINATED PROJECTING SIGN	08/12/2017	Permission be granted	Advertisements
17/02989/MNR	12/12/2017	Chegounchei	NMA	98-100 RICHMOND ROAD, ROATH, CARDIFF, CF24 3BW	ALTERATIONS TO 15/02579/MNR - FRONT ELEVATION PORCH. REAR ELEVATION BALCONY WITH FLANK WALLS. NORTH SIDE ELEVATION UPPER WINDOW INCREASED WIDTH (1ST FLOOR). NORTH SIDE ELEVATION ADDITIONAL WINDOW (1ST FLOOR). NORTH SIDE ELEVATION GROUND FLOOR DOOR REPLACED WITH WINDOW.	19/12/2017	Permission be granted	Non Material Amendment
17/02627/MNR	07/11/2017	YMCA Cardiff	FUL	YMCA PLAS, 2 SHAKESPEARE STREET, ROATH, CARDIFF, CF24 3ES	TO INSTALL 2 PORTACABINS AT THE REAR OF THE SITE ON THE GRASS VERGE. THESE WOULD BE USED AS CLASSROOMS AND FOR COMMUNITY USE FOR REQUIRED FOR 12 MONTHS.	19/12/2017	Permission be granted	Minor - Other Principal Uses

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17/02567/DCH	03/11/2017	Paige	HSE	29 OAKFIELD STREET, ROATH, CARDIFF, CF24 3RE	REPLACE AND FIT 7 NEW WINDOWS ON THE FRONT ELEVATION OF THE PROPERTY.	20/12/2017	Permission be granted	Householder
17/02869/MNR	27/11/2017	Mohammed	FUL	131 ALBANY ROAD, ROATH, CARDIFF, CF24 3NS	TO AMEND PLANNING PERMISSION 91/00777/W TO ALLOW OPENING TIMES FROM 7AM TO 11.30PM MONDAY TO SUNDAY	28/12/2017	Permission be granted	Other Consent Types
PONTPRENNAU/ST MELLONS								
17/02835/DCH	23/11/2017	Evans	HSE	10 CHAMOMILE CLOSE, PONTPRENNAU, CARDIFF, CF23 8RE	REVISED PLAN OF DECKING AREA TO THE REAR OF THE PROPERTY. (17/01912/DCH	28/12/2017	Permission be granted	Householder
17/01787/MJR	27/07/2017	Persimmon Homes East Wales	RES	PHASE 3, LAND EAST OF CHURCH ROAD AND NORTH AND SOUTH OF, BRIDGE ROAD, OLD ST MELLONS	RESERVED MATTERS IN RESPECT OF 13/00578/DCO FOR THE APPEARANCE, LANDSCAPING, LAYOUT AND SCALE OF PHASE 3 OF ST EDEYRNS VILLAGE WHICH COMPRISES OF A RESIDENTIAL DEVELOPMENT OF 244 DWELLINGS WITH ASSOCIATED LAND RE-PROFILING, ACCESS AND HIGHWAY WORKS	29/12/2017	Permission be granted	Major - Dwellings (C3)
17/02710/MNR	13/11/2017	PODILAS	FUL	PLOT 149, HIGHFIELDS, CARDIFF	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	29/12/2017	Permission be granted	Minor - Dwellings (C3)

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17/02976/MJR	12/12/2017	Wates Residential	NMA	TY-TO-MAEN CLOSE 11-22, TY-TO-MAEN CLOSE, OLD ST MELLONS	AMENDMENTS TO THE MANAGEMENT PLAN PREVIOUSLY APPROVED UNDER 17/01704/MJR	20/12/2017	Permission be granted	Non Material Amendment
17/02512/MJR	23/10/2017	Bellway Homes Wales	DOC	LAND AT CHURCH ROAD, LLANEDEYRN VILLAGE, PONTPRENNAU/OLD ST MELLONS, CARDIFF	DISCHARGE OF CONDITION 13 (AUDIT OF THE PEDESTRIAN CROSSING FACILITIES) OF 16/01354/MJR	11/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02716/MNR	13/11/2017	Llandaff Druidstone Road Limited	NMA	HIGH TREES, DRUIDSTONE ROAD, OLD ST MELLONS, CARDIFF, CF3 6XD	AMENDMENTS TO 17/00717/MNR - ALTERATION OF EXTERNAL MATERIALS AND ADDITION OF SMALL BAY TO GROUND FLOOR REAR OF HOUSES, ALONG WITH MINOR WINDOW AMENDMENTS	12/12/2017	Permission be granted	Non Material Amendment
17/02934/MNR	05/12/2017	Bellway Homes Wales	DOC	LAND OPPOSITE ST EDEYRNS CHURCH, CHURCH ROAD, OLD ST MELLONS, CARDIFF, CF3 6YA	DISCHARGE OF CONDITION 3 (EXTERNAL FINISHES) OF 17/00487/MNR	12/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02694/MJR	13/11/2017	Wates Residential	DOC	TY-TO-MAEN CLOSE 11-22, TY-TO-MAEN CLOSE, OLD ST MELLONS	DISCHARGE OF CONDITION 14 (BIODIVERSITY MEASURES) OF 17/01704/MJR	14/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02413/MNR	26/10/2017	Woods	FUL	32 CLOS NANT Y COR, PONTPRENNAU, CARDIFF, CF23 8LD	ROOF ALTERATION TO 32 CLOS NANT Y COR TOGETHER WITH ADDITIONAL DETACHED DWELLING	15/12/2017	Permission be granted	Minor - Dwellings (C3)

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17/02480/MNR	20/10/2017	McDonald's Restaurants Ltd	FUL	MCDONALDS, 1 CARDIFF GATE RETAIL PARK, DERING ROAD, PONTPRENNAU, CARDIFF, CF23 8NL	RECONFIGURATION OF THE CAR PARK, DRIVE THRU LANE AND KERB LINES TO PROVIDE SIDE BY SIDE ORDERING AND ASSOCIATED WORKS TO THE SITE. CONSTRUCTION OF EXTENSIONS WITH ASSOCIATED WORKS TO THE ELEVATIONS. THE INSTALLATION OF A NEW GOAL POST HEIGHT RESTRICTOR AND THE RELOCATION OF 2 NO. EXISTING CUSTOMER ORDER DISPLAY UNITS.	12/12/2017	Permission be granted	Minor - Retail (A1-A3)

17/02622/DCH	07/11/2017	Elguezabal	HSE	GRANVILLE, WERN FAWR LANE, OLD ST MELLONS, CARDIFF, CF3 5XA	ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR OF GRANVILLE HOUSE TO FORM A GARDEN ROOM INC DOWNSTAIRS WET ROOM SHOWER.	19/12/2017	Permission be granted	Householder
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RADYR

17/02739/MNR	13/11/2017	Young	FUL	MICHAEL GRAHAM YOUNG, 6 STATION ROAD, RADYR, CARDIFF, CF15 8AA	SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL OFFICE SPACE	18/12/2017	Permission be granted	Minor - Offices (B1(a))
17/02718/DCH	09/11/2017	Elsworth	HSE	11 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	GROUND FLOOR REAR EXTENSION	11/12/2017	Permission be granted	Householder

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17/02717/MNR	09/11/2017	Elsworth	NMA	11 FFORDD LAS, RADYR, CARDIFF, CF15 8EP	AMENDMENTS TO 17/00922/MNR - PROVIDE EXTERNAL DOOR OPENING SPACE & REAR ACCESS DIRECTLY FROM REAR SITTING ROOM	07/12/2017	Planning Permission be refused	Non Material Amendment
17/02648/DCH	08/11/2017	Holmes	NMH	5 RAVENSBROOK, MORGANSTOWN, CARDIFF, CF15 8LT	ALTERATIONS TO 17/01306/DCH - APPLICATION OF GREY CLADDING TO FRONT, SIDE, REAR ELEVATIONS. (REAR ELEVATION APPLIED IN WHITE, THEN SPRAYED GREY TO MATCH ELSEWHERE)	06/12/2017	Permission be granted	Non Material Householder
17/02551/DCH	31/10/2017	DeMaid	HSE	85 HEOL ISAF, RADYR, CARDIFF, CF15 8DW	SINGLE STOREY LIVING ROOM EXTENSION AND ALTERATIONS TO ROOF	07/12/2017	Permission be granted	Householder
17/02740/DCH	15/11/2017	Price	HSE	2 HAZEL TREE CLOSE, RADYR, CARDIFF, CF15 8RS	SINGLE STOREY SIDE EXTENSION TO PROVIDE GARDEN ROOM, AND ROOF CONVERSION & EXTENSION TO PROVIDE 2 BEDROOMS AND EN-SUITE	19/12/2017	Planning Permission be refused	Householder
17/02600/DCH	30/10/2017	Ashby	HSE	48 PENTWYN, RADYR, CARDIFF, CF15 8RE	TWO STOREY EXTENSION TO FRONT AND SIDE	20/12/2017	Permission be granted	Householder
17/02686/DCH	07/11/2017	munir	HSE	75 PENTWYN, RADYR, CARDIFF, CF15 8RE	REAR GROUND FLOOR EXTENSION AND GARAGE TO FRONT ELEVATION	19/12/2017	Permission be granted	Householder

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17/02734/DCH	13/11/2017	Hopes	HSE	21 FISHER HILL WAY, RADYR, CARDIFF, CF15 8DR	SINGLE STOREY SIDE AND FRONT EXTENSION TO KITCHEN AND LOUNGE	27/12/2017	Permission be granted	Householder
17/02749/DCH	21/11/2017	Fancourt	HSE	2 LLWYN DRYSGOL, RADYR, CARDIFF, CF15 8DN	ERECTION OF SINGLE STOREY REAR EXTENSION, AND 1ST FLOOR EXTENSION OVER EXISTING DOUBLE GARAGE.	27/12/2017	Permission be granted	Householder
17/02713/MNR	13/11/2017	BAILEY	FUL	PLOT 1, PARC PLYMOUTH, PLASDWR, CARDIFF, CF158GH	PROPOSED ALTERATION OF APPROVED DWELLING TO INCLUDE REAR CONSERVATORY EXTENSION	29/12/2017	Permission be granted	Minor - Dwellings (C3)
RHIWBINA								
17/02402/DCH	20/10/2017	Pedlar	HSE	9 HEOL UCHAF, RHIWBINA, CARDIFF, CF14 6SP	ATTIC CONVERSION INCORPORATING DORMER WINDOWS TO FRONT AND REAR. EXTENSION TO SIDE AND PARKING AREA	22/12/2017	Permission be granted	Householder
17/02709/DCH	09/11/2017	Horne	HSE	20 LON-Y-DDERWEN, RHIWBINA, CARDIFF, CF14 6JQ	SIDE AND REAR EXTENSIONS INCLUDING DEMOLITION OF EXISTING CONSERVATORY	19/12/2017	Permission be granted	Householder
17/02608/DCH	31/10/2017	Clarke	HSE	36 HEOL LLANISHEN FACH, RHIWBINA, CARDIFF, CF14 6LE	FRONT PORCH AND SIDE EXTENSION	20/12/2017	Permission be granted	Householder
17/02906/DCH		Osborne	CLU	11 LON-Y-MYNYDD, RHIWBINA, CARDIFF, CF14 6NZ	REAR SINGLE STORY EXTENSION	11/12/2017	Withdrawn by Applicant	Other Consent Types

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17/02663/DCH	06/11/2017	Ashdown	HSE	171 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EN	TWO STOREY SIDE EXTENSION OVER GARAGE & SINGLE STOREY REAR EXTENSION	18/12/2017	Permission be granted	Householder
17/02933/MNR	05/12/2017	Rhondda Cynon Taff Council	RFO	FORMER GREENKEEPERS COTTAGE, HEOL-PENY-Y-BRYN, TONGWYNLAIS, CAERPHILLY CF38 1NG	REQUEST FOR OBSERVATIONS - REMOVAL/VARIATION OF CONDITION 1 OF CONSENT 56/83/1005 TO ALLOW UNRESTRICTED RESIDENTIAL USE OF BUILDING	18/12/2017	Raise No Objection	Other Consent Types
17/02589/DCH	30/10/2017	Diment	HSE	64B ARDWYN, PANTMAWR, CARDIFF, CF14 7HD	GROUND FLOOR REAR EXTENSION	18/12/2017	Permission be granted	Householder
17/01458/DCH	26/07/2017	Aubrey	LBC	16 PEN-Y-DRE, RHIWBINA, CARDIFF, CF14 6EP	PROPOSED REAR SINGLE STORY EXTENSION	14/12/2017	Permission be granted	Listed Buildings
17/02643/DCH	14/11/2017	Proctor	HSE	8 LON-Y-DERI, RHIWBINA, CARDIFF, CF14 6JN	REAR EXTENSION, ATTIC CONVERSION WITH SIDE DORMER AND GLAZED GABLE END	14/12/2017	Permission be granted	Householder
RIVERSIDE								
17/02522/DCH	24/10/2017	Jones	HSE	48 WYNDHAM ROAD, RIVERSIDE, CARDIFF, CF11 9EJ	REAR SINGLE STOREY EXTENSION AND LOFT CONVERSION WITH REAR DORMER EXTENSION	15/12/2017	Permission be granted	Householder
A/17/00188/MNR	19/10/2017	WED2B	ADV	HEIN GERICKE, WELLINGTON HOUSE, 1-9 WELLINGTON STREET, RIVERSIDE, CARDIFF, CF11 9BE	SIGNAGE	18/12/2017	Permission be granted	Advertisements

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16/01817/MJR	26/07/2016	The Representative Body of the Church in Wales	FUL	37-39A CATHEDRAL ROAD, RIVERSIDE, CARDIFF, CF11 9XF	PROPOSED DEMOLITION OF 39A CATHEDRAL ROAD (THE OLD VICARAGE) AND CONSTRUCTION OF A NEW PURPOSE BUILT OFFICE BUILDING, THE CONVERSION OF EXISTING OFFICES AT 37 - 39 CATHEDRAL ROAD TO RESIDENTIAL USE AND ASSOCIATED HIGHWAY AND ANCILLARY WORKS	12/12/2017	Permission be granted	Other Consent Types
17/02157/MNR	11/09/2017	Jones	FUL	69 CATHEDRAL ROAD, RIVERSIDE, CARDIFF	REPLACEMENT OF FRONT ELEVATION WINDOWS & MAIN ENTRANCE DOOR	13/12/2017	Permission be granted	Householder
17/02158/MNR	11/09/2017	Jones	FUL	2, LINDISFARNE HOUSE, 71 CATHEDRAL ROAD, RIVERSIDE	REPLACEMENT OF FRONT ELEVATION WINDOWS & MAIN ENTRANCE DOOR	13/12/2017	Permission be granted	Householder
17/02729/DCH	10/11/2017	WITHERS	FUL	105 SEVERN GROVE, PONTCANNA, CARDIFF, CF11 9EQ	PROPOSED ALTERATIONS TO GROUND FLOOR FLAT ANNEX TO FORM ROOF TERRACE FOR 1ST FLOOR FLAT	11/12/2017	Permission be granted	Minor - Other Principal Uses
17/02840/DCH	28/11/2017	GOOBERMAN	HSE	16 TALBOT STREET, PONTCANNA, CARDIFF, CF11 9BW	INSTALLATION OF ROOFLIGHTS TO THE REAR	06/12/2017	Withdrawn by Applicant	Householder
RUMNEY								
17/02723/MNR	10/11/2017	Dudley's Architectural Aluminium	DOC	DUDLEYS ARCHITECTURAL ALLUMINIUM, MARDY ROAD, WENTLOOG, CARDIFF, CF3 2EH	DISCHARGE OF CONDITION 3 (Drainage) OF 17/01335/MNR	08/12/2017	Full Discharge of Condition	Discharge of Conditions

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17/02300/MNR	25/09/2017	Ellis	FUL	LAND TO REAR OF 86 WENTLOOG ROAD, RUMNEY, CARDIFF, CF3 3EA	CONSTRUCTION OF 1 No. 2 BED DETACHED DORMER TYPE DWELLING	18/12/2017	Planning Permission be refused	Minor - Dwellings (C3)
17/02638/MNR	02/11/2017	Sullivan	FUL	822 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4LH	PROPOSED NEW SHOP FRONT WITH ROLLER SHUTTERS	18/12/2017	Permission be granted	Other Consent Types
17/01500/DCH	28/06/2017	MD Walters Property	HSE	58 SOUTH VIEW DRIVE, RUMNEY, CARDIFF, CF3 3LY	INTERNAL ALTERATIONS AND 2 STOREY EXTENSION TO SIDE REAR	15/12/2017	Permission be granted	Householder
17/02818/DCH	21/11/2017	Halabia	HSE	646 NEWPORT ROAD, RUMNEY, CARDIFF, CF3 4FE	SINGLE STOREY EXTENSION	27/12/2017	Permission be granted	Householder
SPLOTT								
17/02903/MNR	30/11/2017	Cardiff Council	FUL	CARDIFF EAST DAY SERVICES, PENGAM ROAD, TREMORFA, CARDIFF, CF24 2RR	CREATION OF A NEW ENTRANCE CANOPY TO PROVIDE COVER FOR AT LEAST TWO MINIBUS AND RENDER THE FRONT ELEVATION	29/12/2017	Permission be granted	Minor - Other Principal Uses
17/02471/MNR	31/10/2017	Network Rail	FUL	7A SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2BU	RECONSTRUCTION OF A TWO STOREY BUILDING FOR A1 USE.	22/12/2017	Permission be granted	Minor - Retail (A1-A3)

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17/02805/MJR	21/11/2017	Cardiff Council	DOC	PUBLIC OPEN SPACE AT LEWIS ROAD, SPLOTT, CARDIFF	DISCHARGE OF CONDITIONS 6 (REMEDIATION SCHEME), 9 (IMPORTED SOILS), 12 (EXTERNAL FINISHING MATERIALS), 13 (CONSTRUCTION MANAGEMENT SCHEME), 24 (HISTORIC ENVIRONMENT MITIGATION SCHEME), 27 (MEANS OF ENCLOSURE), 28 (TREES) AND 29 (GROUND LEVELS) OF 17/01960/MJR	04/12/2017	Full Discharge of Condition	General Regulations

TROWBRIDGE

17/02400/DCH	16/10/2017	Butlers Glass & Maintenance	LBC	PILL DU FARM, HENDRE ROAD, TROWBRIDGE, CARDIFF, CF3 1XY	REPLACE EXISTING SLIDING DOOR IN THE LOUNGE, WITH FLUSH FITTING FRENCH DOORS PAINTED TO MATCH EXISTING	13/12/2017	Permission be granted	Listed Buildings
17/02726/MJR	17/11/2017	Wates Residential	DOC	WEST OF WILLOWBROOK DRIVE AND THE SOUTH OF CRICKHOWELL ROAD, CARDIFF	DISCHARGE OF CONDITION 14 (LIGHTING PLAN) OF 16/01260/MJR	13/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02576/DCH	27/10/2017	Hafod	HSE	9 CLOS CAS-BACH, ST MELLONS, CARDIFF, CF3 0AU	GROUND FLOOR EXTENSION TO CREATE ACCESSIBLE BEDROOM AND SHOWER ROOM WITH ASSOCIATED EXTERNAL & DRAINAGE WORKS.	15/12/2017	Permission be granted	Householder

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17/02771/DCH	15/11/2017	EDWARDS	HSE	60 MATTHYSENS WAY, ST MELLONS, CARDIFF, CF3 0PS	SINGLE STOREY EXTENSION AT THE REAR OF THE PROPERTY TO PROVIDE A SHOWER ROOM AND BEDROOM. WALLS AND WINDOWS WILL MATCH EXISTING AND THE ROOF WILL BE A FLAT GRP ROOF	18/12/2017	Permission be granted	Householder
17/02753/MNR	17/11/2017	KALEIDOSCOPE PROJECT	FUL	UNIT 1 RESOLVEN HOUSE, ST MELLONS BUSINESS PARK, FORTTRAN ROAD, ST MELLONS, CARDIFF, CF3 0EY	CHANGE OF USE FROM EXISTING D1 USE NURSERY / CHILDCARE CENTRE TO B1 USE AS OFFICES	21/12/2017	Permission be granted	Minor - Offices (B1(a))
WHITCHURCH/TONGWYNLAIS								
17/02506/DCH	23/10/2017	FARLEY-JONES	HSE	89 SILVER BIRCH CLOSE, WHITCHURCH, CARDIFF, CF14 1EP	DEMOLITION OF EXISTING CONSERVATORY, PROVISION ON NEW ORANGERY AND ASSOCIATED GARDEN WALLING	21/12/2017	Planning Permission be refused	Householder
17/02619/DCH	03/11/2017	Fear	HSE	71 BISHOP'S ROAD, WHITCHURCH, CARDIFF, CF14 1LW	RENOVATION OF, PROPOSED REAR SINGLE STOREY EXTENSION, PROPOSED ALTERATIONS TO ROOF TO INCLUDE ADDITION OF A DORMER. PROPOSED OFFSTREET PARKING BAY TO FRONT	22/12/2017	Permission be granted	Householder

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17/02524/DCH	20/10/2017	Florek	HSE	22 HEOL PENYFAI, WHITCHURCH, CARDIFF, CF14 1SB	ALTERATION AND EXTENSION TO A DETACHED BUNGALOW TO PROVIDE ATTIC ACCOMMODATION AND THE ERECTION OF A DETACHED WORKSHOP & WORK OUT AREA AT THE REAR WITH MISCELLANEOUS ANCILLARY INTERNAL & EXTERNAL WORKS	27/12/2017	Permission be granted	Householder
17/02847/DCH	24/11/2017	Hicks	HSE	46 HEOL DON, WHITCHURCH, CARDIFF, CF14 2AS	HIP TO GABLE AND REAR DORMER ROOF EXTENSION	27/12/2017	Permission be granted	Householder
17/02855/DCH	27/11/2017	Gough	HSE	27 HARFORD CLOSE, WHITCHURCH, CARDIFF, CF14 2TA	CHANGE USE OF GARAGE & INTEGRATE TO HOUSE. ADD SINGLE STOREY EXTENSION TO REAR.	27/12/2017	Permission be granted	Householder
17/02642/MNR	02/11/2017	British Telecom PLC	FUL	TELEPHONE EXCHANGE, MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RD	TO REMOVE A FIXED WINDOW PANE ON THE NORTH EAST ELEVATION OF THE TELEPHONE EXCHANGE, FIRST FLOOR. TO INSTALL AN ALUMINIUM WEATHER LOUVRE TO THE WINDOW (TO MATCH EXISTING LOUVRES). THIS IS TO ALLOW WARM AIR TO ESCAPE THE ROOM	18/12/2017	Permission be granted	Minor - Other Principal Uses

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17/02660/DCH	06/11/2017	Nash	HSE	3A WESTFIELD ROAD, WHITCHURCH, CARDIFF, CF14 1QQ	REMOVE AN EXISTING PITCH ROOF OPEN PORCH ROOF, ENCLOSE & RE ROOF OVER CREATING A NEW CLOSED PORCH STRUCTURE	18/12/2017	Permission be granted	Householder
17/02309/MNR	26/09/2017	HJW Estates Ltd	LBC	88 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DJ	MINOR ALTERATIONS TO EXISTING CONSENT; NEW WINDOW TO WC,FRENCH DOORS TO KITCHEN,RE-LOCATIO N OF STUDY WALL, RE-LOCATION OF EN-SUITE FIRST FLOOR, DEMOLISION & REPLACEMENT OF MASONARY BRICK WALL, VERTICAL BOARDED FENCE	18/12/2017	Withdrawn by Applicant	Listed Buildings
17/02624/MNR	01/11/2017	O'Driscoll	FUL	39 TY NEWYDD, WHITCHURCH, CARDIFF, CF14 1NQ	TO DEMOLISH EXISTING GARAGE. CONSTRUCT NEW GARAGE & WORKSHOP	18/12/2017	Withdrawn by Applicant	Minor - Other Principal Uses
17/02546/DCH	23/10/2017	Dunlop	FUL	41A VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TE	REPLACEMENT OF THE REAR ACCESS STEEL STAIRCASE AND BALUSTRADE - FIRST FLOOR FLAT (41B)	15/12/2017	Permission be granted	Householder
17/02408/MNR	10/10/2017	Thomas	FUL	REAR OF 174 MERTHYR ROAD, WHITCHURCH, CARDIFF, CF14 1DL	DETACHED BUILDING FOR USE ANCILLARY TO EXISTING CHIROPRACTIC CLINIC	05/12/2017	Permission be granted	Minor - Other Principal Uses

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17/02819/MJR	21/11/2017	Maggie Keswick Jencks Cancer Caring Centres Trust	DOC	VELINDRE HOSPITAL, VELINDRE ROAD, WHITCHURCH, CARDIFF, CF14 2TL	DISCHARGE OF CONDITIONS 3 (FUMES), 4 (DRAINAGE), 5 (CONTAMINATION), 6& 7 (REMEDICATION) AND 12 (LANDSCAPE) OF 17/01717/MJR	05/12/2017	Full Discharge of Condition	Discharge of Conditions
17/02561/DCH	24/10/2017	Vanstone	HSE	33 HEOL PANT-Y-RHYN, WHITCHURCH, CARDIFF, CF14 7DA	GROUND & FIRST FLOOR REAR EXTENSION.	07/12/2017	Permission be granted	Householder